

**Ynys Y Gored
Port Talbot
Neath Port Talbot.**

Price **£295,000**



- DETACHED PROPERTY
- FOUR BEDROOMS
- LOUNGE & CONSERVATORY
- BATHROOM, CLOAKROOM & ENSUITE
- FITTED KITCHEN & UTILITY AREA
- GARDENS & GARAGE
- VIEWING IS HIGHLY RECOMMENDED



General Description

Immaculately presented four bedroom detached property situated in this very popular location close to the Port Talbot Town Centre with many amenities including bars, restaurants and shops. Margam Country Park is a short drive away with its historic Castle, walking and biking trails, also in the vicinity is the Aberavon Beach with many children's activities, a Cinema and a Leisure Centre. Council Tax Band D. Internal viewing is highly recommended.

EPC Rating: D66

Ynys Y Gored, Port Talbot, Neath Port Talbot.

Property Description

Internal viewing is highly recommended on this detached property with the accommodation comprising of hall, cloakroom, kitchen, utility area, lounge and conservatory to the ground floor with four bedrooms bathroom and ensuite to the first floor. The property benefits from having gas central heating, double glazing, gardens to the front and rear together with driveway and garage.

Hall

Stairs to the first floor, vinyl flooring, radiator and understairs storage cupboard.

Cloakroom

Comprising corner wash hand basin set in a vanity unit and low level W.C. Radiator, extractor fan and vinyl flooring.

Kitchen (12' 06" x 7' 02") or (3.81m x 2.18m)

Fitted with a range of wall and base units with work surfaces over incorporating a composite one and half sink and drainer. Integrated gas hob, electric oven and cooker hood. Integrated fridge and freezer, vinyl flooring, dado rail and radiator. Double glazed window to the front. Opening to:

Utility space (7' 03" x 4' 10") or (2.21m x 1.47m)

Plumbing for dishwasher, built in microwave, dado rail and vinyl flooring. Fitted with wall and base units with work surfaces over.

Lounge (15' 01" x 11' 0") or (4.60m x 3.35m)

Feature fireplace with gas fire, inset and hearth. Radiator, vinyl flooring, coved ceiling and double glazed bay window to the rear.

Conservatory (17' 04" x 10' 01") or (5.28m x 3.07m)

Laminate floor, double glazed windows to the side and rear and double glazed patio doors to the rear garden.

First Floor Landing

Loft access, radiator and wired in smoke alarm.

Bedroom 1 (11' 0" x 10' 11") or (3.35m x 3.33m)

Wood effect flooring, range of fitted wardrobes with three doors and double glazed window to the front. Door into:

En Suite

Comprising shower cubicle with ceramic tiling, pedestal wash hand basin and low level W.C. Part tiled walls, tiled flooring, extractor fan and double glazed obscure window to the side.

Bedroom 2 (8' 07" x 8' 02") or (2.62m x 2.49m)

Fitted wardrobe and double glazed window to the front.

Bedroom 3 (8' 08" x 7' 11") or (2.64m x 2.41m)

Radiator and double glazed window to the rear.

Bedroom 4 (8' 06" x 7' 04") or (2.59m x 2.24m)

Radiator and double glazed window to the rear.

Bathroom/W.C. (11' 05" x 6' 09") or (3.48m x 2.06m)

Comprising double shower cubicle, vanity wash hand basin and low level W.C. Wood effect flooring, tiled walls, heated towel rail and double glazed obscure window to the rear.

Outside

Block paved driveway to the front with parking for up to three vehicles and an integrated garage. Gated access to the rear garden which backs onto woodland and is laid to patio with raised flower borders, shrubbery and panel fencing. Outside water tap and gazebo.

Broadband and Mobile phone

Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

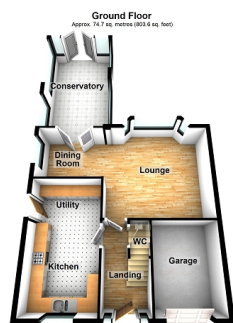
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D



Total area: approx. 128.5 sq. metres (1383.6 sq. feet)



Important notice

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