

FOR
SALE



76 Ynys Y Gored, Port Talbot, West Glamorgan SA13 2EB

£300,000 -

Payton
Jewell
Caines

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PROPERTY SUMMARY

A four bedroom detached house located within a short walk of all local amenities and minutes drive to the M4 motorway. The property comprises entrance hall, downstairs WC, lounge, dining room, kitchen with utility and conservatory to the ground floor. Four bedrooms with en-suite to master bedroom and family shower room to the first floor. Externally there are gardens to the front and rear with driveway leading to the garage.

POINTS OF INTEREST

- Four bedroom detached house
- Downstairs WC and first floor shower room
- Lounge / diner
- Conservatory
- Driveway and garage
- Kitchen with utility



ROOM DESCRIPTIONS

Hallway

Emulsioned walls, vinyl flooring, radiator and stairs leading to the first floor with under stairs storage cupboard. Doors leading into the kitchen and downstairs WC.

Downstairs WC

Two piece suite comprising low level WC and corner wash hand basin set within a vanity unit. Radiator, papered walls, extractor fan and vinyl flooring.

Kitchen

3.81m x 2.19m (12' 6" x 7' 2") Papered walls, vinyl flooring, PVCu double glazed window to the front, radiator and dado rail. A range of wall and base units with complementary work surfaces housing a composite one and half sink with single drainer. Integrated gas hob and electric oven with cooker hood and integrated fridge and freezer. Opening into the utility area.

Utility area

1.48m x 2.20m (4' 10" x 7' 3") Plumbing for dishwasher and built in microwave. A range of wall and base units with complementary work surfaces, dado rail, papered walls and vinyl flooring.

Lounge

3.36m x 4.60m (11' 0" x 15' 1") Coving, papered walls, vinyl flooring, radiator and PVCu double glazed bay window overlooking the rear. Fire surround housing a gas fire with marble effect hearth and insert.

Dining area

2.27m x 2.69m (7' 5" x 8' 10") Emulsioned and coved ceiling, vinyl flooring, radiator, PVCu double glazed window to the side and PVCu double glazed patio door leading into the conservatory.

Conservatory

3.07m x 5.29m (10' 1" x 17' 4") Laminate flooring, PVCu double glazed windows to the side and rear and PVCu patio doors leading out to the rear garden.

Landing

Via stairs with fitted carpet. Papered walls, loft access, fitted carpet, radiator, wired in smoke alarm and doors leading off.

Bedroom 1

3.32m x 3.36m (10' 11" x 11' 0") PVCu double glazed window to the front, radiator, wood effect flooring and emulsioned walls with one feature papered wall. A range of fitted wardrobes with three doors. Door leading into the en suite.

En suite

PVCu double glazed opaque window to the side, radiator, part emulsioned / part tiled walls with one feature papered wall, tiled flooring and extractor fan. Three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle with mains fed shower attachment and floor to ceiling ceramic tiling.

Bedroom 2

2.61m x 2.49m (8' 7" x 8' 2") to 3.23m. PVCu double glazed window overlooking the front, emulsioned walls, fitted carpet and fitted wardrobe with double doors.

Bedroom 3

2.42m x 2.65m (7' 11" x 8' 8") Emulsioned walls with one feature papered wall, radiator, fitted carpet and PVCu double glazed window to the rear.

Bedroom 4

2.24m x 2.6m (7' 4" x 8' 6") Emulsioned walls with one feature papered wall, fitted carpet, PVCu double glazed window to the rear and radiator.

Shower room

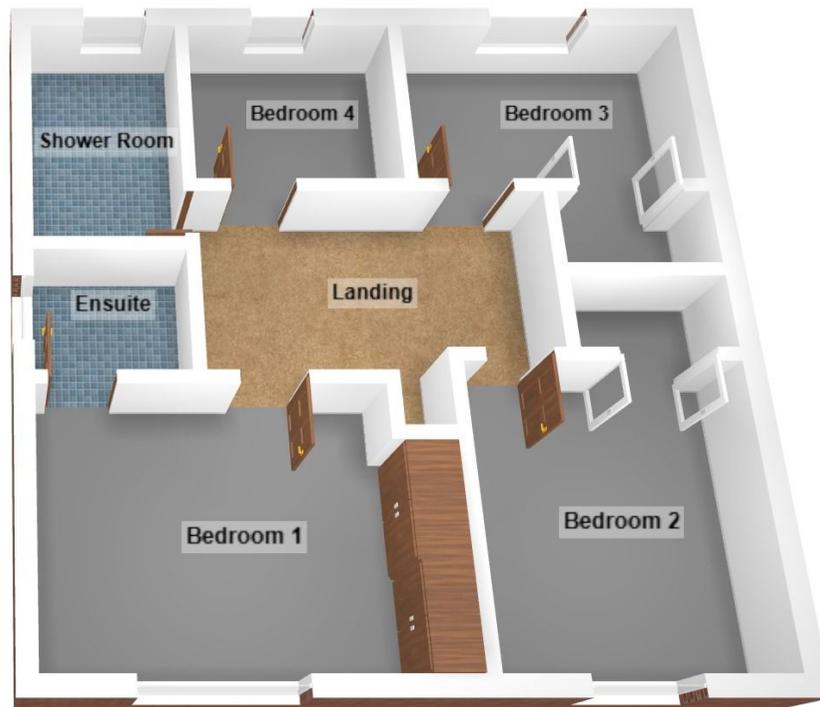
3.47m x 2.06m (11' 5" x 6' 9") Wood effect flooring, floor to ceiling tiled walls, PVCu double glazed opaque window to the rear and heated towel rail. Three piece suite comprising wash hand basin with vanity unit, low level WC and double sized shower cubicle with mains fed shower. Airing cupboard and downlights.

Outside

Block paved driveway to the front with parking for up to three vehicles and gated access to the rear garden.

The rear garden backs onto woodland and is laid to patio with raised flower borders and shrubbery with panel fencing. Outside water tap, gazebo and gated entrance to the front of the property.





EPC

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