



3 Ynys Y Gored, Port Talbot, Neath Port Talbot. SA13 2EB



**£225,000**

## Main Features

- Freehold
- Detached
- Four Bedrooms
- Two Reception Rooms
- En Suite To Master Bedroom
- W.C. To Both Levels
- uPVC Double Glazing & Gas Heating
- Energy Rating: D
- Off Road Parking
- Cul De Sac Location

## General Information

Situated in a very popular location this four bedroom detached property is in a cul de sac overlooking Velindre. There is an enclosed garden to the rear and integral garage to the front with off road parking. The property benefits from uPVC double glazing, gas heating, kitchen with utility room, W.C. to both levels and en suite master bedroom. Early viewing is recommended.

## GROUND FLOOR

Through door to.

### Entrance Hall

Carpet to stairs. Radiator. Laminate flooring.

### Separate W.C

Extractor fan. Wash hand basin. Low level W.C. Radiator. Carpet.

### Kitchen

(12' 7" x 7' 4") or (3.83m x 2.23m)

uPVC double glazed window. Stainless steel sink unit incorporated in base unit with matching range of base and wall units. Built in oven and hob. Extractor hood. Integrated fridge freezer. Plumbed for dishwasher. Radiator. Ceramic tiled floor.

## Utility Room

Extractor fan. Stainless steel sink in base unit. Splashback tiling. Wall mounted boiler serving domestic hot water and central heating. Plumbed for washing machine and tumble dryer. Radiator. Ceramic tiled floor.

## Lounge

(14' 10" x 11' 1") or (4.53m x 3.37m)

uPVC double glazed bay window. Radiator. Carpet. Open to.

## Dining Room

(8' 8" x 7' 2") or (2.63m x 2.18m)

uPVC double glazed patio door to rear garden. Radiator. Carpet.

## FIRST FLOOR

### Landing

Access to loft. Radiator. Carpet.

### Bedroom One (Front)

(10' 11" x 9' 4") or (3.34m x 2.85m)

uPVC double glazed window. Cupboard space over stairwell. Radiator. Carpet.

#### EN SUITE

uPVC double glazed window. Extractor fan. Pedestal wash hand basin. Low level W.C. Part tiled walls. Fully tiled shower cubicle. Radiator. Carpet.

### Bedroom Two (Front)

(10' 8" Min x 8' 1" x 13' 0" Ma) or (3.24m Min x 2.47m x 3.95m Max)

uPVC double glazed window. Radiator. Carpet.

### Bedroom Three (Rear)

(7' 11" x 8' 7" Min x 10' 8" Ma) or (2.42m x 2.62m Min x 3.26m Max)

uPVC double glazed window. Radiator. Carpet.

### Bedroom Four (Rear)

(8' 7" x 7' 4") or (2.62m x 2.24m)  
uPVC double glazed window. Radiator. Carpet.

### Bathroom

Extractor fan. uPVC double glazed window. Pedestal wash hand basin. Low level W.C. Panelled bath. Airing cupboard. Radiator. Carpet.

### EXTERNALLY

#### To Front

Driveway leading to integrated garage, pathway to front door with lawned area.

#### To Rear

Enclosed garden laid to lawn with small patio.

### Mortgage Advice

For a free no obligation mortgage review, please contact Clive Williams at our Port Talbot branch on 0330 056 3555 (fees may apply only on mortgage completion)

### Viewings

Strictly By Appointment Only

### Utilities

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** D

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold

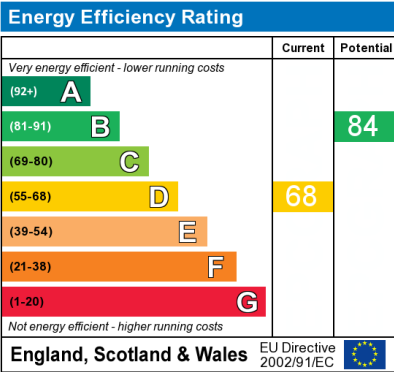








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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including £180,000 0% The portion over £180,000 up to and including £250,000 3.5% The portion over £250,000 up to and including £400,000 5% The portion over £400,000 £400,000 up to and including £750,000 7.5% The portion over £750,000 up to and including £1,500,000 10% The portion over £1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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