



Ynys Y Wern

£160,000

- Gorgeously Presented
- Ideal First Time Purchase
- Modern Fitted Kitchen
- Family Bathroom & En-Suite Shower Room
- Driveway & Enclosed Rear Garden
- EPC Rating: Awaited



2 1 1



About the property

An immaculately presented, ideal first time purchase or buy-to-let investment nestled into a quaint modern development within the sought after residential area of Cwmavon, Neath Port Talbot. Boasting excellent links to local amenities including Port Talbot Town Centre with High Street Stores, Bars, Restaurants and a main line Train Station! Ideal for commuters with frequently running buses and great links to the M4 corridor! For those looking to reconnect with nature, the home is placed at the bottom of Afan Valley, with various hiking / cycling routes, as well as being near-to the Brecon Beacons National Park & Aberavon Seafront. Internally, the property comprises of an entrance porch with a cloakroom, w.c and hand wash basin, and doors through to the modern fitted kitchen and sizable lounge / dining area. An exit leads out to a decked rear garden with steps down to an area laid with artificial grass and storage via an undercroft and shed. Rear access is available through a footpath. The first floor houses the family bathroom and both double bedrooms, fitted with wardrobes, and the master features an en-suite shower room. Internal viewings are highly recommended to truly appreciate this lovely home!

Accommodation

Entrance Hallway

Cloakroom

Kitchen

10' x 6' 1" (3.05m x 1.85m)

Lounge / Diner

17' 3" Plus Recess x 12' 9" (5.26m Plus Recess x 3.89m)

Landing



Bedroom One

11' 1" Plus Wardrobes x 8' 9" Plus Recess (3.38m Plus Wardrobes x 2.67m Plus Recess)

En-Suite

Bedroom Two

13' x 8' 4" (3.96m x 2.54m)

Bathroom

Driveway & Rear Garden

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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