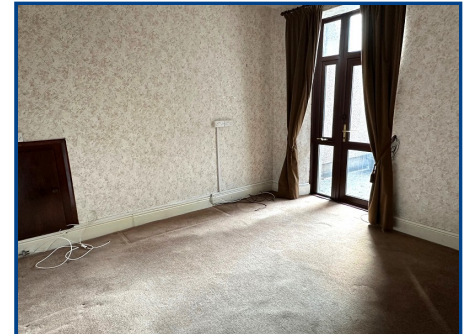


**Ynys Street  
Port Talbot  
Neath Port Talbot.**

Price **£139,995**



- MID TERRACE PROPERTY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- BATHROOM & GROUND FLOOR W.C.
- GAS CENTRAL HEATING
- GARDENS & GARAGE



**General Description**

Situated close to the Port Talbot Town Centre with all its amenities, the Port Talbot Transport Hub and has easy access to the M4 Motorway is this four bedroom mid terrace property with the added benefit of a garage and is in need of some upgrading and decoration. The Aberavon Beach is approximately four miles away and the Afan Forest Park approximately 11.5 miles away. Council Tax Band C.

**EPC Rating: F34**

# Ynys Street, Port Talbot, Neath Port Talbot.

## Property Description

Offered for sale is this four bedroom mid terrace property with the accommodation comprising of the above mentioned bedrooms, hallway, two reception rooms, kitchen, utility room, W.C. and bathroom/W.C. to the first floor. The property benefits from having double glazing, gas central heating, enclosed rear garden and garage. The property does require some upgrading and decoration but viewing is recommended.

## Porch

Tiled floor and door into:

## Hall

Radiator and stairs to the first floor.

## Lounge (14' 01" x 10' 09" ) or (4.29m x 3.28m)

Feature fireplace, two recess alcoves, coved ceiling and radiator. Double glazed bay window to the front.

## Dining Room (11' 05" x 10' 09" ) or (3.48m x 3.28m)

Radiator and double glazed door to the rear.

## Kitchen (14' 0" x 10' 02") or (4.27m x 3.10m)

Fitted with a range of base and wall units with worktops over incorporating one and half bowl sink and drainer. Space for cooker with extractor fan over, wall mounted gas combination boiler and part tiled walls. Tiled floor, understairs storage cupboard and radiator. Two double glazed windows to the side and door into:

## Utility (10' 03" x 8' 04" Max Max) or (3.12m x 2.54m Max)

Plumbing for washing machine, radiator, double glazed door to the side and door into:

## W.C.

Comprising wash hand basin and W.C. Respatex panelling to walls, radiator and double glazed obscure window to the rear.

## FIRST FLOOR ACCOMMODATION

### Bedroom 1 (12' 07" x 10' 02" ) or (3.84m x 3.10m)

Radiator and double glazed window to the front.

### Bedroom 2 (11' 01" x 10' 06" ) or (3.38m x 3.20m)

Radiator and double glazed window to the rear.

### Bedroom 3 (10' 01" x 8' 07" ) or (3.07m x 2.62m)

Airing cupboard housing radiator and shelving. Radiator and double glazed window to the rear.

### Bedroom 4 (8' 08" x 6' 08" ) or (2.64m x 2.03m)

Access to loft, radiator and double glazed window to the front.

## Bathroom/W.C.

Comprising walk in shower enclosure with overhead shower, wash hand basin and low level W.C. Respatex panelling to walls, vinyl flooring and double glazed obscure window to the rear.

## Outside

Front forecourt laid to patio and bordered by hedging. Enclosed rear garden laid to patio with potting shed, pedestrian gated access to the rear lane and door into garage with up and over door, lights and electric.

## Broadband & Mobile Signal

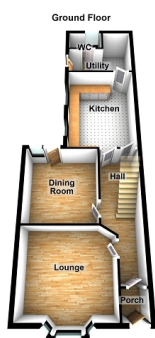
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

## Tenure

Freehold

## Council Tax

C



## Important notice

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## Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).