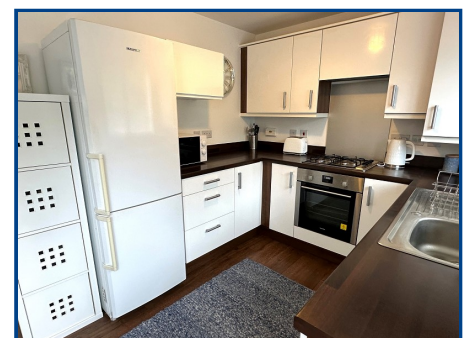
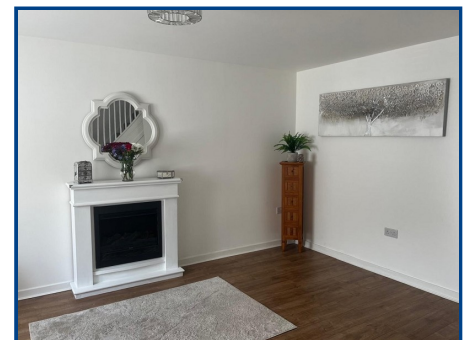


**Ynys Y Wern
Cwmavon
Port Talbot
Neath Port Talbot.**

Price **£169,995**



- END LINK HOUSE
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- PARKING FOR TWO CARS
- FRONT AND REAR GARDENS
- VIEWING HIGHLY RECOMMENDED



General Description

Offered for sale is this three bedroom end link house situated in a quiet cul-de-sac on the edge of the estate and is ideally located close to the M4 motorway, Port Talbot Town Centre and only minutes away from Afan Argoed Country Park and a short drive to the beach at Aberavon sea front. Council Tax Band C.

EPC Rating: C79

Ynys Y Wern, Cwmavon, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this very well presented three bedroom end link property situated in this sought after residential area close to all local amenities. and M4 corridor. The property benefits from having entrance porch, cloakroom, lounge and kitchen/dining room to ground floor and three bedrooms and bathroom/W.C. to the first floor. Externally there are gardens to the front and rear together with off road parking for two cars. Viewing is highly recommended.

Entrance

Via double glazed door into:-

Porch

Laminate flooring, radiator, door into:-

Cloakroom

Double glazed obscure window to the front, fitted with low level WC and wash hand basin tiled to splash back, laminate flooring, radiator.

Lounge (15' 07" Max x 15' 05" Max) or (4.75m Max x 4.70m Max)

Double glazed window to the front, feature fireplace with inset electric fire, laminate flooring, staircase to first floor, radiator, door into:-

Kitchen/Dining Room (15' 07" Max x 8' 03" Max) or (4.75m Max x 2.51m Max)

Double glazed french doors and window to rear, fitted with a range of wall and base unit with complimentary work surfaces over incorporating stainless steel sink and drainer, electric oven and four ring gas hob with extractor hood over, plumbing for washing machine, space for fridge freezer, under stairs storage cupboard, laminate flooring, radiator.

First Floor Landing

Access to loft, smoke alarm.

Bedroom 1 (13' 03" Max x 8' 05" Max) or (4.04m Max x 2.57m Max)

Double glazed window to the front, radiator.

Bedroom 2 (10' 07" Max x 8' 05" Max) or (3.23m Max x 2.57m Max)

Double glazed window to the rear, radiator.

Bedroom 3 (10' 02" Max x 6' 04" Max) or (3.10m Max x 1.93m Max)

Double glazed window to the front, storage cupboard, radiator.

Bathroom

Double glazed obscure window to the rear, double enclosed shower enclosure with overhead shower, wash hand basin set in vanity unit and low level WC, fully tiled walls, laminate flooring, wall mounted stainless steel heated towel rail.

EXTERNALLY

Front garden laid to lawn bordered with various plants, shrubs and flowers, driveway to side with parking for two cars, pedestrian gated access leading into rear garden with patio area, steps leading down to further patio area, garden shed.

Broadband and Mobile phone

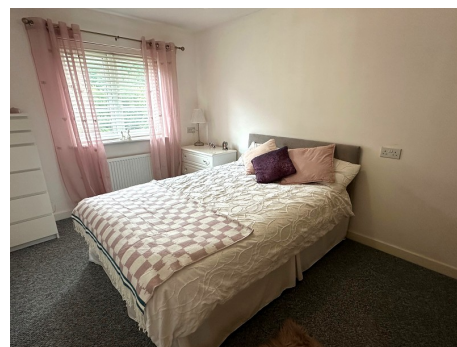
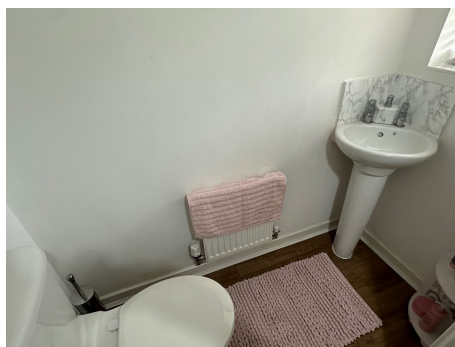
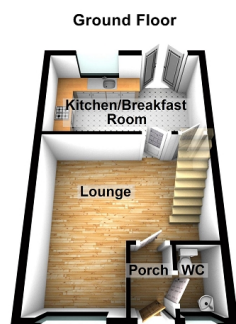
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to the good.

Tenure

Leasehold

Council Tax

C



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.