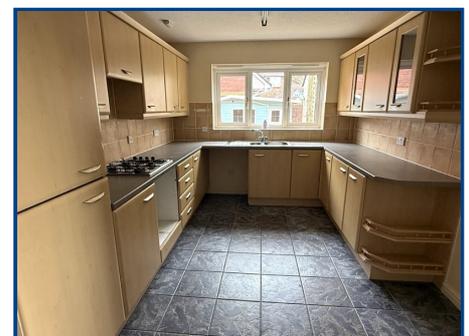


**Ynys Y Gored  
Port Talbot  
Neath Port Talbot.**

Price **£260,000**



- DETACHED HOUSE
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- BATHROOM, ENSUITE AND CLOAKROOM
- UTILITY ROOM
- DETACHED GARAGE
- ENCLOSED GARDENS
- NO CHAIN



**General Description**

Offered for sale is this FOUR bedroom detached family home situated close to the Port Talbot Town Centre with all its amenities, the Port Talbot Transport Hub and with easy access to the M4 Motorway. The Aberavon Beach is approximately 4.2 miles away with its various cafes, cinema and ice cream parlours. Council Tax Band E.

**EPC Rating: C71**

**Ynys Y Gored, Port Talbot, Neath Port Talbot.**

## Property Description

We are pleased to offer for sale this well presented spacious four bedroom detached property situated in this popular location and within walking distance of local amenities. The accommodation comprises of entrance hall, cloakroom, lounge, dining room, kitchen and utility room to the ground floor and four bedrooms, master ensuite and family bathroom to the first floor. The property benefits from having gas central heating, double glazing, enclosed rear garden and driveway with parking for two cars leading to garage. Viewing is highly recommended. No chain.

### Hall

Stairs to the first floor, understairs storage cupboard, textured ceiling, radiator and double glazed window to the front.

### W.C.

Comprising wash hand basin with tiled splashback and W.C. Textured ceiling, radiator and double glazed obscure window to the side.

### Lounge (16' 06" x 11' 07" ) or (5.03m x 3.53m)

Feature fireplace, textured ceiling and two radiators. Double glazed French doors and windows to the rear. Double doors opening into:

### Dining Room (12' 01" x 8' 09" ) or (3.68m x 2.67m)

Textured ceiling, radiator, door into hallway and double glazed window to the front.

### Kitchen (16' 03" Max x 9' 02") or (4.95m Max x 2.79m)

Fitted with a range of wall, drawer and base units with complementary work surfaces over incorporating one and half bowl stainless steel sink and drainer. Four ring gas hob with extractor fan over, space for oven and space for dishwasher. Part tiled walls, tiled floor, textured ceiling, radiator and double glazed window to the rear. Door into:

### Utility Room

Fitted with base units with worktop over incorporating stainless steel sink and drainer. Plumbing for washing machine, space for tumble dryer, part tiled walls and tiled flooring. Wall mounted gas central heating boiler,

extractor fan, radiator and double glazed door to the side.

### First Floor Landing

Airing cupboard housing water, access to loft and textured ceiling.

### Bedroom 1 (12' 01" Max x 11' 02" Max) or (3.68m Max x 3.40m Max)

Textured ceiling, radiator, double glazed window to the rear and door into:

### En Suite

Comprising tiled double shower, wash hand basin and W.C. Tiled splashback, textured ceiling, extractor fan, vinyl flooring and radiator. Double glazed obscure window to the side.

### Bedroom 2 (12' 04" x 9' 02" ) or (3.76m x 2.79m)

Textured ceiling, radiator and double glazed window to the front.

### Bedroom 3 (10' 02" x 8' 07" ) or (3.10m x 2.62m)

Textured ceiling, radiator and double glazed window to the rear.

### Bedroom 4 (11' 01" x 7' 01" ) or (3.38m x 2.16m)

Textured ceiling, radiator and double glazed window to the front.

### Bathroom/W.C. (7' 04" Max x 6' 07" Max) or (2.24m Max x 2.01m Max)

Comprising panelled bath, pedestal wash hand basin and low level W.C. Part tiled walls, vinyl flooring, textured ceiling, extractor fan and radiator. Double glazed obscure window to the side.

### Outside

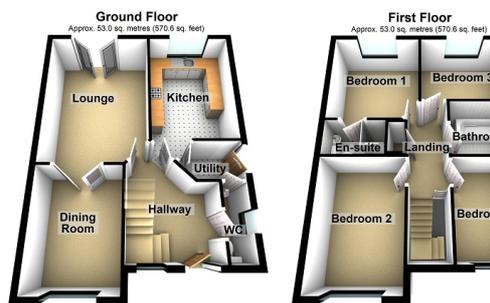
Driveway to the side leading to a detached garage, pedestrian gated access into an enclosed rear garden laid to patio and gravel. Garden shed and summer house.

### Broadband and Mobile phone

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

### Services

Mains electricity, mains water, mains gas, mains drainage



Total area: approx. 106.0 sq. metres (1141.1 sq. feet)



### 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](mailto:surveys@ctf-uk.com).

