

**Payton
Jewell
Caines**



14 Ynys Street, Port Talbot – SA13 1YN
Port Talbot

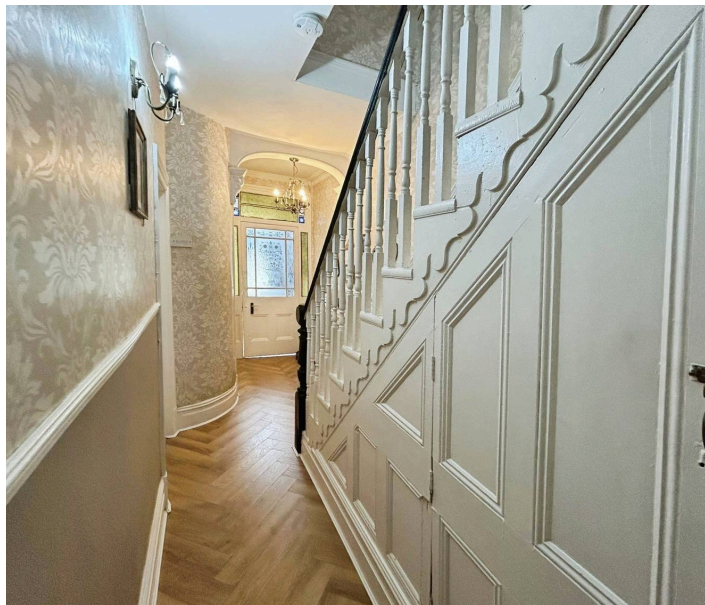
£225,000



14 Ynys Street

Port Talbot

- Four bedroom end terraced house
- Desirable quiet location
- Two reception rooms
- No onward chain
- Single garage





Situated in a desirable and quiet residential location, this well-presented four bedroom end terraced house offers versatile accommodation ideal for families or those seeking extra space to work from home. The property is offered with no onward chain, providing a straightforward and efficient purchase opportunity. Upon entering, you are welcomed by a bright entrance hallway leading to two generous reception rooms, with a feature log burner to the lounge and a separate dining room. The kitchen is fitted with a range of wall and base units, offering ample storage and workspace. Upstairs, the property boasts three well-proportioned bedrooms, plus an attic room / bedroom, each providing comfortable accommodation with space for wardrobes and additional furnishings. The family bathroom is neutrally decorated and features a three-piece suite, including a bath with shower over, wash basin, and WC. Additional conveniences include gas central heating, double glazing throughout, and practical storage solutions on both floors. The property also benefits from a single garage, providing secure parking or further storage options. Well maintained and neutrally decorated, this home is ready for immediate occupation yet offers scope for personalisation to suit your tastes. Located within easy reach of local amenities, reputable schools, and excellent transport links, this property combines the advantages of a peaceful setting with the convenience of nearby facilities. This appealing end terrace presents an excellent opportunity for buyers seeking a spacious and adaptable family home in a sought-after area. Early viewing is highly recommended to appreciate the full potential of this inviting property.



Entrance porch

3' 11" x 4' 11" (1.20m x 1.50m)

Via PVCu door. Laminate flooring.

Entrance hall

19' 4" x 5' 11" (5.90m x 1.80m)

Laminate flooring, radiator, original cornice and stairs leading to the first floor with under stairs storage cupboard.

Lounge

11' 6" x 13' 9" (3.50m x 4.20m)

High ceilings, PVCu bay window, parquet flooring, radiator and log burner.

Reception 2 / dining room

11' 6" x 9' 10" (3.50m x 3.00m)

Laminate flooring, radiator and PVCu window.

Kitchen

13' 9" x 11' 6" (4.20m x 3.50m)

Laminate flooring and two PVCu windows. A range of wall and base units, breakfast bar, larder unit, space for Range cooker and double fridge/freezer and built in storage cupboards.

Utility

6' 11" x 7' 10" (2.10m x 2.40m)

PVCu window and door. Space for washing machine and tumble dryer. A range of wall and base units. Tiled flooring.

Downstairs shower room

2' 11" x 5' 11" (0.90m x 1.80m)

Three piece suite comprising, WC, wash hand basin and shower. Tiled flooring.

Landing

Doors leading to bedrooms and family bathroom. Storage cupboard.

Master bedroom

12' 2" x 11' 6" (3.70m x 3.50m)

PVCu window, fitted carpet and radiator. Access to the walk in wardrobe.

Walk in wardrobe

9' 10" x 4' 7" (3.00m x 1.40m)

PVCu window and original floorboards.

Bedroom 2

10' 2" x 10' 2" (3.10m x 3.10m)

Fitted carpet, PVCu window and radiator.

Family bathroom

8' 6" x 6' 3" (2.60m x 1.90m)

Three piece suite comprising bath with overhead shower, WC and wash hand basin. Tiled throughout, PVCu window and radiator.

Bedroom 3

11' 6" x 8' 10" (3.50m x 2.70m)

Laminate flooring, radiator and PVCu window. Built in wardrobes to remain.

Attic room / bedroom

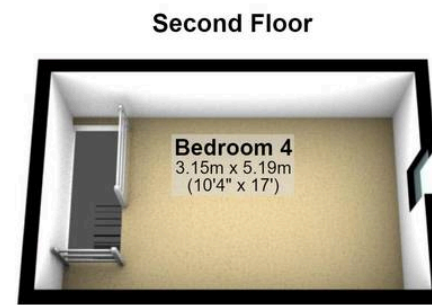
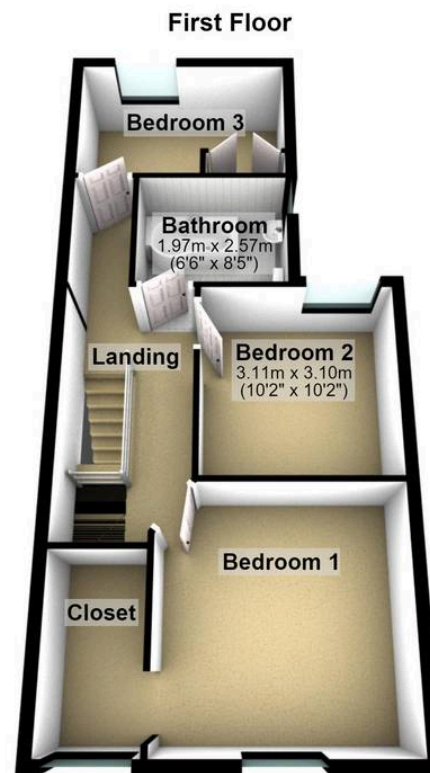
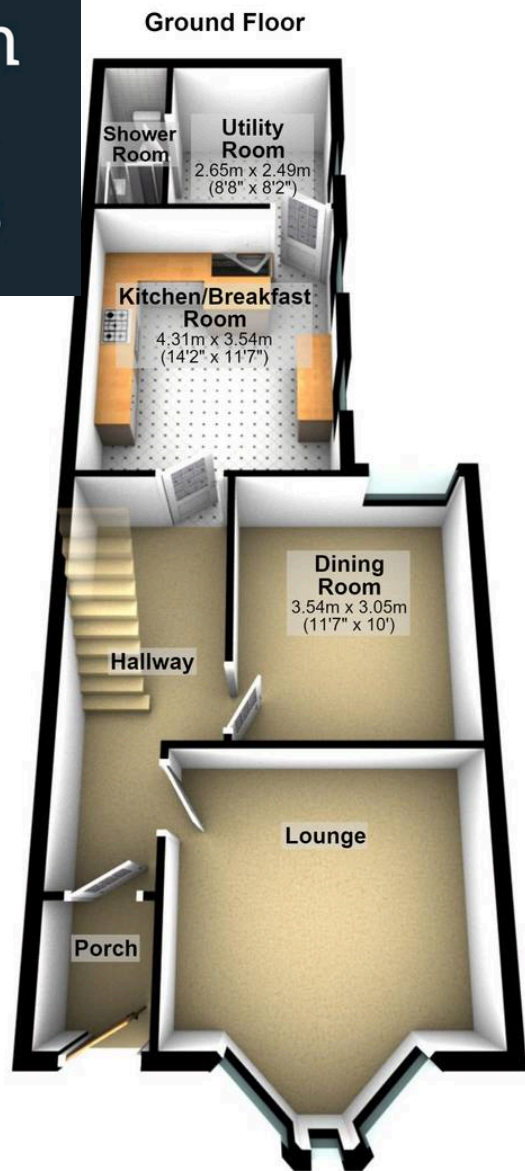
16' 1" x 10' 2" (4.90m x 3.10m)

Walk in wardrobe, PVCu window, radiator, eaves storage and original floorboards and original wood staircase.

Outside

On-street parking to the front of the property. Courtyard rear garden, shed and single garage.





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