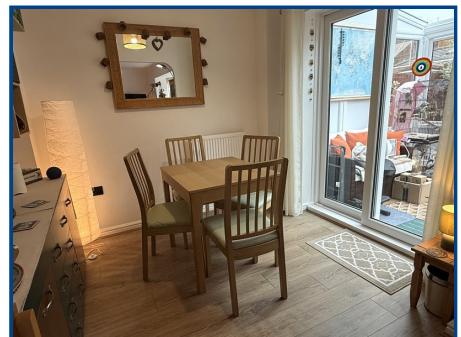


**Ynys Y Gored  
Port Talbot  
Neath Port Talbot.**

Price **£290,000**



- DETACHED HOUSE
- IMMACULATELY PRESENTED
- FOUR BEDROOMS
- CONSERVATORY
- BATHROOM, ENSUITE AND CLOAKROOM
- ENCLOSED MATURE GARDENS
- DRIVEWAY WITH PARKING FOR TWO CARS
- GARAGE
- VIEWING HIGHLY RECOMMENDED



**General Description**

**EPC Rating: D61**

Offered for sale is this FOUR bedroom detached family home situated in a quiet location overlooking the river and 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 D.

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

## Property Description

We are pleased to offer for sale this immaculately 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, conservatory, 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. Council Tax Band E.

### Hallway

Via door with side screen, stairs to the first floor and under stairs storage cupboard. Laminate floor, radiator, coved and textured ceiling.

### W.C.

Comprising vanity wash hand basin with tiled splashback and low level W.C. Extractor fan, tiled effect flooring and radiator.

### Kitchen (12' 4" x 7' 5") or (3.77m x 2.25m)

Fitted with a range of wall and base units with complimentary work surfaces over incorporating one and half bowl sink and drainer. Electric oven and four ring induction hob with extractor fan over. Integrated fridge freezer, dishwasher and microwave. Tiled effect flooring, textured ceiling, radiator and double glazed window to the front. Door into:

### Utility Room (7' 6" x 5' 3") or (2.28m x 1.60m)

Fitted with wall and base units with worktops over incorporating stainless steel sink and drainer. Plumbing for washing machine, space for tumble dryer and wall mounted gas central heating boiler. Tiled effect flooring, textured ceiling, extractor fan, radiator and double glazed door to the side.

### Lounge/Dining Room (24' 6" x 21' 2") or (7.47m x 6.44m)

Feature fireplace, two recess alcoves, coved and textured ceiling. Three radiators, double glazed bay window to the rear and double glazed sliding doors leading into:

### Conservatory (7' 08" x 7' 04" ) or (2.34m x 2.24m)

Of double glazing and pvc construction with laminate floor, glass roof, double glazed windows to the sides and rear and double glazed door to the side.

### First Floor Landing

Access to loft, textured ceiling and radiator.

### Bedroom 1 (11' 1" x 10' 9") or (3.37m x 3.27m)

Fitted with two double wardrobes, textured ceiling, radiator and double glazed window to the front with views over the river. Door into:

### En Suite

Comprising tiled shower cubicle with overhead shower, vanity wash hand basin and low level W.C. Part tiled walls, vinyl flooring, shaver point, extractor fan, radiator and double glazed obscure window to the side.

### Bedroom 2 (10' 11" x 8' 2") or (3.32m x 2.50m)

Triple fitted wardrobe, textured ceiling, radiator and double glazed window to the front and views over the river.

### Bedroom 3 (8' 8" x 7' 11") or (2.65m x 2.42m)

Triple fitted wardrobe, textured ceiling, radiator and double glazed window to the rear.

### Bedroom 4 (8' 7" x 7' 7") or (2.61m x 2.31m)

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

### Bathroom/W.C. (11' 6" x 6' 11") or (3.51m x 2.10m)

Comprising panelled bath with overhead shower, pedestal wash hand basin and low level W.C. Storage cupboard, part tiled walls, vinyl flooring, textured ceiling and radiator. Extractor fan and double glazed obscure window to the rear.

### Outside

Driveway to the front with parking for two cars. Pedestrian gated access to the side leading to a good size enclosed rear garden laid to lawn and gravelled areas bordered with mature plants, trees, flowers and shrubs. Garden shed and garage with up and over door, working lights and electrics.



### 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).

