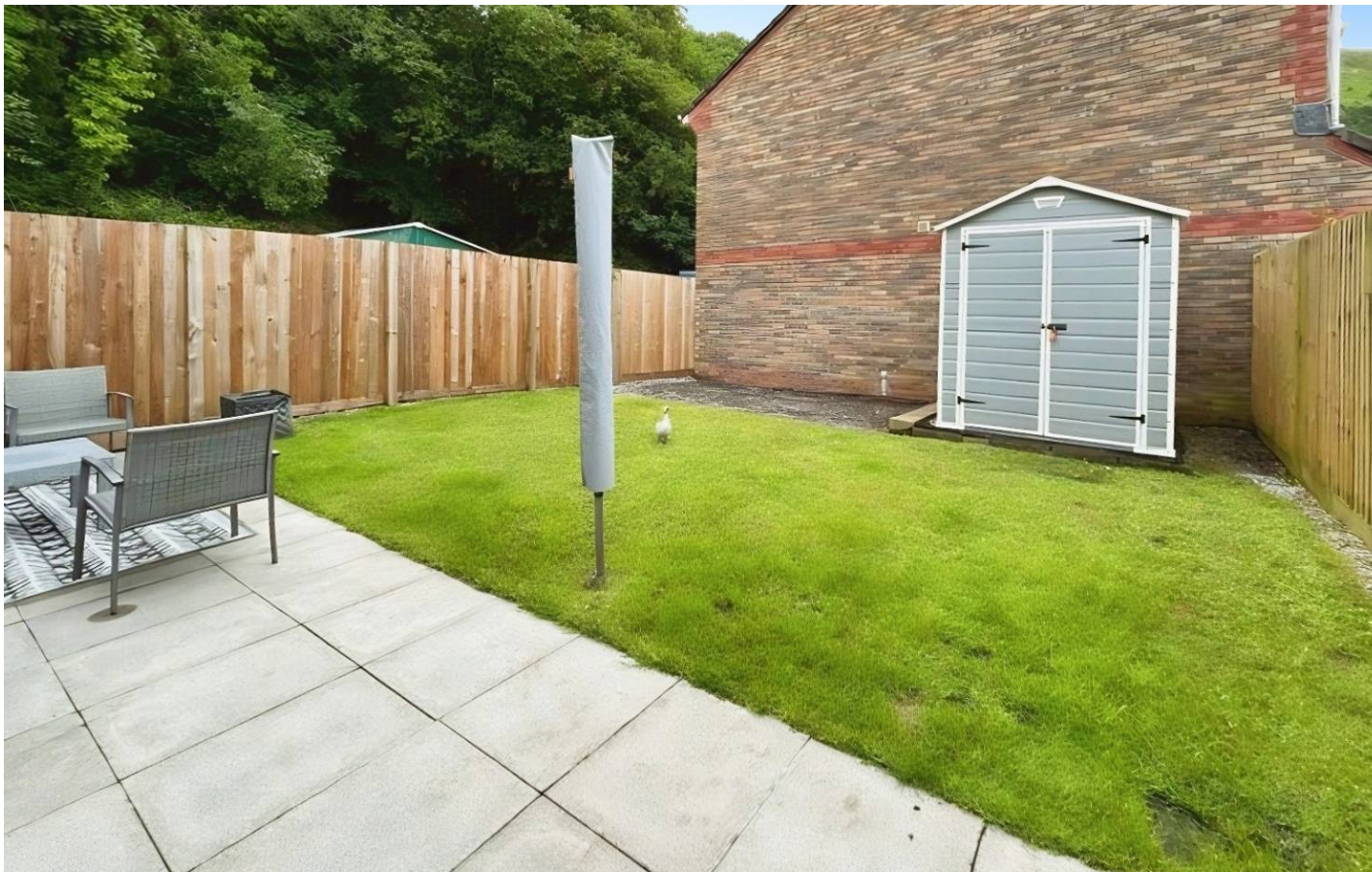


Payton
Jewell
Caines



64 Ynys Y Gored, Port Talbot – SA13 2EB
Port Talbot

£275,000

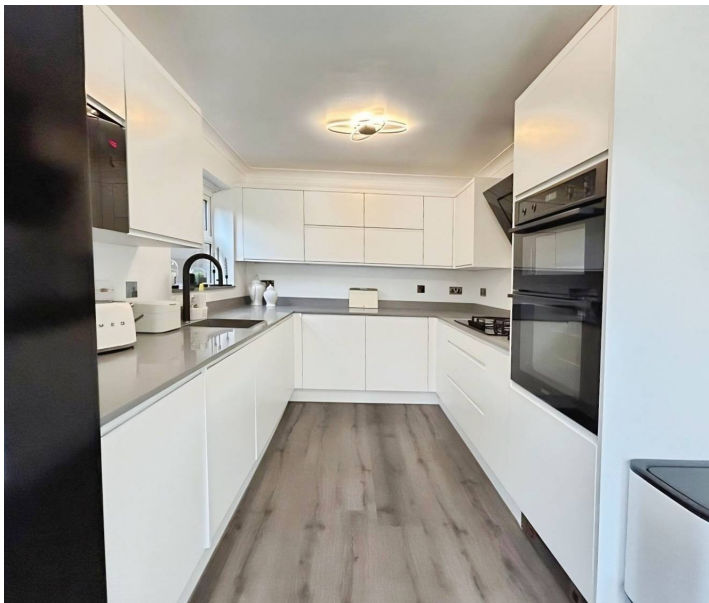


64 Ynys Y Gored

Port Talbot

This well-presented three bedroom detached house is situated in a quiet cul-de-sac, offering a peaceful residential setting while remaining conveniently close to local amenities and highly regarded schools. The property features a spacious and bright living room, a modern fitted kitchen, and a separate dining area, providing an ideal space for family life and entertaining. Upstairs, there are three well-proportioned bedrooms, one with en-suite and a contemporary family bathroom. The home is tastefully decorated throughout, with neutral tones and quality finishes, ensuring a move-in ready opportunity for prospective buyers.

Outside, the property boasts a generous rear garden, perfect for outdoor relaxation, children's play, or summer gatherings. The garden is mainly laid to lawn, with a patio area for alfresco dining. To the front, the property benefits from driveway parking, accommodating multiple vehicles with ease and an apple tree. The quiet cul-de-sac location ensures minimal passing traffic, making this an ideal choice for families seeking a safe and tranquil environment. This attractive home combines comfortable living spaces with practical outdoor areas, creating a superb opportunity in a sought-after neighbourhood.





- Quiet cul-de-sac location
- Three bedroom detached house
- Downstairs WC and first floor bathroom
- Master bedroom with en-suite
- Good sized rear garden
- Driveway parking
- Close to local amenities & good schools



Entrance

5' 5" x 4' 7" (1.66m x 1.40m)

Via porch with composite front door and laminate flooring.

Downstairs WC

3' 3" x 4' 11" (0.99m x 1.50m)

Laminate flooring, window with frosted glass and WC.

Reception room 1

10' 11" x 19' 9" (3.33m x 6.01m)

Feature fireplace with electric log burner, window to the front, storage cupboard, laminate flooring and two radiators. Blinds, two white radiator covers and shelving to remain.

Reception room 2 / Bedroom 4

8' 5" x 17' 3" (2.56m x 5.25m)

Currently used as a bedroom. Window, radiator and laminate flooring.

Kitchen

9' 0" x 15' 7" (2.75m x 4.75m)

Double oven, integrated microwave, washing machine, heat pump tumble dryer and dish washer. Black American fridge/ freezer to remain. Black glass extractor hood. Five ring black glass hob. Pan drawers, spice cupboard, two cupboards with kidney shelving and cutlery drawer. Mirrored splash back, grey LVT composite flooring. Plinth heater with cold and hot air function. Grey sparkle worktop with upstands and black mixer tap with chrome sockets. Mirrored splash back. Hot and cold extractor unit and French doors leading to the rear garden.

Landing

3' 3" x 13' 7" (1.00m x 4.13m)

Fitted carpet, window and radiator.

Master bedroom

10' 2" x 14' 10" (3.11m x 4.53m)

Integrated wardrobes, fitted carpet and window.

En-suite to master bedroom

7' 6" x 4' 7" (2.28m x 1.39m)

Three piece suite comprising shower cubicle, WC and vanity wash hand basin. Radiator and Herringbone vinyl flooring. Blind to remain.

Family bathroom

6' 10" x 6' 3" (2.09m x 1.90m)

Three piece suite comprising bath with overhead shower with glass shower screen, WC and hand wash basin. Opaque window and vinyl flooring.

Bedroom 2

10' 10" x 8' 6" (3.30m x 2.60m)

Double bedroom, fitted carpet, window and radiator.

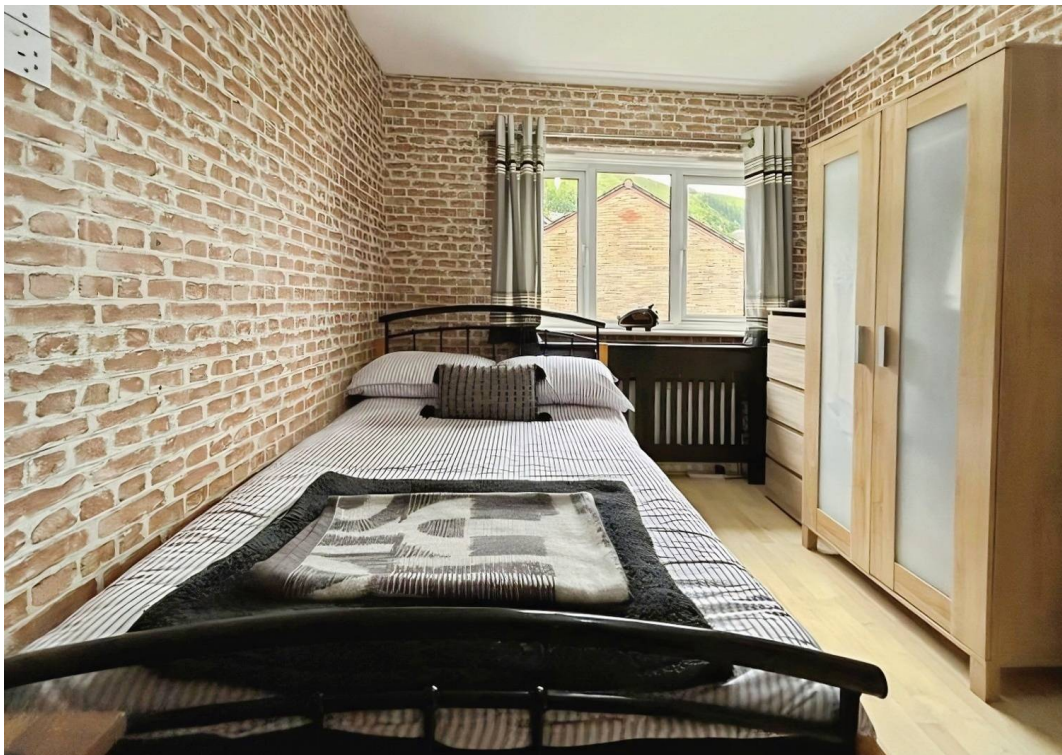
Bedroom 3

8' 6" x 11' 10" (2.60m x 3.60m)

Laminate floor, window and radiator.

Outside

Spacious rear garden laid to lawn and patio. Composite cladding and plastic fascia's. Driveway parking to the front.





Payton Jewell Caines

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