

Payton
Jewell
Caines



Ynys Y Gored, Port Talbot, Neath Port
Talbot. SA13 2EB

£260,000



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Welcoming to the market this spacious four bedroom detached house in the heart of Port Talbot. There is off road parking to the front of the property for several vehicles. Offered with NO ONGOING CHAIN and early viewing is highly recommended.

£260,000 - Freehold

- Four bedroom detached house
- Off road parking for several vehicles
- Master bedroom with en-suite
- Downstairs WC
- NO ONGOING CHAIN
- Council tax E/EPC C



DESCRIPTION

Welcoming to the market this spacious four bedroom detached house in the heart of Port Talbot. This property would make an idea home for any growing family and is offered with NO ONGOING CHAIN. Located close to local shops, Velindre Community School and with good transport links to the M4 corridor. The property benefits from parking to the front of the property for several vehicles as well as both front and rear gardens. Early viewing is highly recommended to fully appreciate this potential family home.

The property briefly consists of two reception rooms, kitchen, downstairs WC, four bedrooms, family bathroom and one en-suite. Externally there is a front and rear garden, garage and driveway parking for two to three vehicles.

In accordance with our client's charitable status (Registered Charity Number 1142813), the property may remain on the open market until exchange of contracts; our client's reserve the right to consider any other offer which is forthcoming. N.B. This property will be sold subject to our client's standard covenants, further details of which are available upon request.

FRONT GARDEN

Laid to lawn with footpath to front door. Driveway for parking two to three vehicles leading to the single garage with access via up and over door.

ENTRANCE

Access via part panelled part double glazed front door leading into hallway. Artex ceiling. Emulsioned walls. Radiator. Laminate flooring. Understair storage. Staircase to first floor accommodation with fitted carpet and spindle balustrade. PVCu double glazed window to front of property with fitted vertical blinds. Doors leading off.

W.C.

Artex ceiling. Emulsioned walls. Radiator. Vinyl floor covering. Room is fitted with a white two piece suite comprising of low level WC, wall mounted hand basin with tiled splash back area. PVCu frosted double glazed window to side of property.

RECEPTION 1 (16' 4" x 11' 8") or (4.99m x 3.56m)

Artex ceiling with two pendant lights. Emulsioned walls. Two radiators. Laminate flooring. PVCu double glazed french doors with side windows and fitted vertical blinds to rear of property. Double doors leading into:

RECEPTION 2 (12' 1" x 8' 10") or (3.69m x 2.69m)

Artex ceiling. Emulsioned walls. Radiator. Continuation of laminate flooring. PVCu double glazed window to front of property with fitted vertical blinds.

KITCHEN (15' 9" x 9' 4") or (4.80m x 2.85m)

Measurements at widest point

Artex ceiling. Emulsioned walls. Radiator. Ceramic tiled flooring. Kitchen is fitted with a range of melamine wall and base units with complementary worktops and tiled splashback areas. One and a half bowl white acrylic sink with hot and cold mixer tap. Built in four ring electric oven and gas hob with concealed extractor hood. Plumbing for dishwasher. Space for fridge/freezer and breakfast table with chairs. PVCu double glazed window with vertical blinds to rear of property. Door leading into:



UTILITY

Artex ceiling. Emulsioned walls. Radiator. Continuation of tiled flooring. Room is fitted with a range of wall and base units with complementary worktops. Tiles to splashback areas. White acrylic single drainer sink unit with hot and cold mixer tap. Plumbing for automatic washing machine. Space for tumble dryer. Wall mounted Baxi boiler. Part panelled part double glazed door to side of property.

LANDING

Skimmed ceiling with loft access hatch. Emulsioned walls. Spindle balustrade. Fitted carpet. Door to airing cupboard housing the hot water cylinder. Doors leading off.

FAMILY BATHROOM (7' 2" x 6' 6") or (2.18m x 1.99m)

Skimmed ceiling. Half emulsioned and half tiled walls. Radiator. Vinyl flooring. Room is fitted with a three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with overhead mixer shower tap. PVCu frosted double glazed window to side of property.

BEDROOM 1 (11' 10" x 10' 11") or (3.61m x 3.32m)

Artex ceiling. Emulsioned walls, one with feature wallpaper. Radiator. Fitted carpet. PVCu double glazed window with vertical blinds to rear of property. Door into:

EN-SUITE

Artex ceiling. Emulsioned walls, one wall half emulsioned and half tiled. Radiator. Vinyl flooring. Room is fitted with a three piece suite comprising low level WC, pedestal wash hand basin, double shower unit which is fully tiled and mains fed shower. PVCu frosted double glazed window to side of property.

BEDROOM 2 (12' 4" x 9' 1") or (3.76m x 2.76m)

Artex ceiling. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed window with fitted vertical blind to front of property.

BEDROOM 3 (10' 4" x 9' 6") or (3.15m x 2.90m)

Artex ceiling. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed window with fitted vertical blind to rear of property.

BEDROOM 4 (11' 2" x 7' 2") or (3.40m x 2.19m)

Artex ceiling. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed window with fitted vertical blind.

REAR GARDEN

Enclosed and bounded on three sides by wood panel fencing. Laid to lawn with paved patio area ideal for garden furniture. Courtesy door into garage.


NOTE

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.

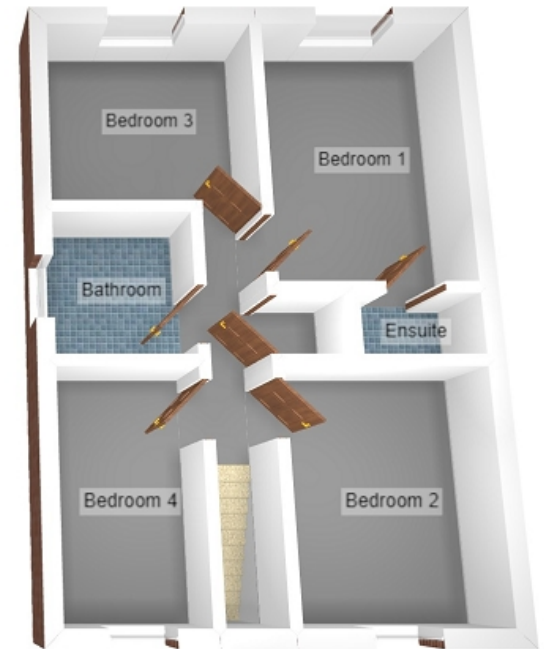
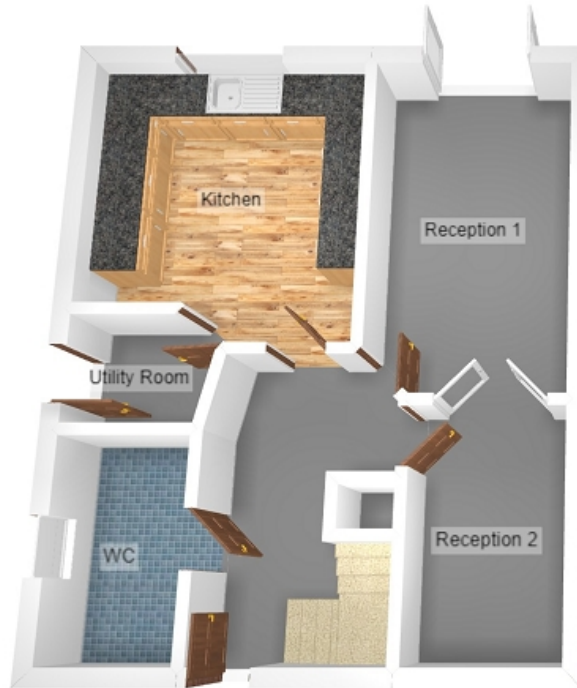


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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