



86 Ynys Y Wern, Port Talbot, SA12 9DQ

£149,000

DO NOT MISS OUT ON THIS PROPERTY.....PERFECT FOR FIRST TIME BUYERS OR INVESTMENT PROPERTY!!...Pennaf Premier are pleased to offer for sale this modern two bedroom mid terraced property situated on the sought after established Ynys Y Wern development. The property briefly comprises of lounge/diner, kitchen and cloakroom W.C. to the ground floor and two bedrooms, family bathroom and an en suite shower room to the first floor. The property benefits from having off road parking for two cars and a fully enclosed rear garden with the benefit of rear lane access. Please call our office on 01639 760033 to arrange a viewing.

Entrance Hallway

Entrance via Composite front door into the hallway. Laminate flooring, emulsion walls, central light, opening to the kitchen, door to the cloakroom, door to storage cupboard.

Cloakroom

2'9" x 5'6" (0.862 x 1.697)

Vinyl flooring, emulsion walls, radiator, low level W.C., pedestal wash hand basin with mixer tap, tiled splash back, front facing Upvc double glazed window with obscure glass and roman blind, consumer unit.



Stairs and Landing

Carpet to the stairs and landing, emulsion walls, loft access, doors leading to other rooms.

Bedroom One

12'8" x 12'4" (3.874 x 3.777)

Fitted carpet, emulsion walls, radiator, central light, built in storage cupboard, rear facing Upvc double glazed picture window, built in storage cupboard.



En Suite Shower Room

6'2" x 5'11" (1.892 x 1.824)

Fully tiled shower cubicle with electric shower and bi fold door, pedestal wash hand basin with mixer tap, low level W.C., vinyl flooring, emulsion walls, radiator, shower point.



Kitchen

6'5" x 9'11" (1.963 x 3.047)

Fully fitted kitchen comprising of wall and base units with contrasting laminate work tops, integrated electric oven with gas hob and over head extraction, glass splash back, inset stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, front facing Upvc double glazed window with Roman blind, vinyl flooring, cupboard housing combi boiler.



Bedroom Two

6'10" x 12'8" (2.100 x 3.868)

Carpet, emulsion walls, radiator, central light, front facing Upvc double glazed window.



Lounge/Diner

12'7" x 17'4" (3.845 x 5.287)

Continuation of laminate flooring, emulsion walls, feature wallpaper wall, two radiators, two central lights, rear facing Upvc patio French doors with side windows, access to the rear garden, stairs to the first floor, under stair storage area.



Family Bathroom

6'3" x 6'2" (1.923 x 1.892)

Three piece suite comprising of panelled bath with mixer tap and tiled splash back, pedestal wash hand basin with mixer tap, low level W.C., vinyl flooring, emulsion walls, shaver point, central light.



External



Driveway

Allocated driveway for two cars.



Frontage

Paved pathway to front door with front border.

Rear Garden

Fully enclosed rear garden with fencing to sides and rear with side facing gate giving access to rear lane to allocated car park space. Laid to lawn with patio area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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