



112 Ynys Y Wern, Port Talbot, SA12 9DQ

£152,000

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 FREEHOLD mid terrace 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 a BRAND NEW fitted combi boiler with 7 year warranty, 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.

GROUND FLOOR

Hallway

Entrance via Composite front door into the hallway. Carpet to the floor, emulsion walls, radiator, cupboard housing BRAND NEW combi boiler with 7 year warranty, central light, door to cloakroom, access to the kitchen.

Cloakroom

2'11" x 5'1" (0.908 x 1.572)

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



Kitchen

10'0" x 6'1" (3.050 x 1.871)

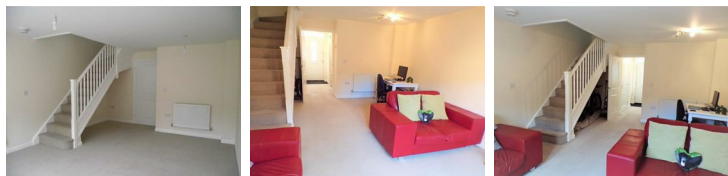
Fully fitted kitchen comprising of wall and base units with contrasting laminate work tops, integrated electric oven with gas hob and over head extraction, glass splash back, inset stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, front facing Upvc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



Lounge / Diner

17'3" x 12'10" (5.264 x 3.917)

Continuation of carpet, emulsion walls, two radiators, two central lights, rear facing Upvc patio French doors with side windows giving access to rear garden, stairs to first floor, under stair storage area.



FIRST FLOOR

Stairs and Landing

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

Bedroom Two

8'4" x 12'10" (2.546 x 3.932)

Fitted carpet, emulsion walls, radiator, central light, two front facing Upvc double glazed windows.



Master Bedroom

8'11" at narrowest point x 12'10" (2.72m at narrowest point x 3.91m)

Fitted carpet, emulsion walls, radiator, central light, built in storage cupboard measurements up to built in cupboard, rear facing Upvc double glazed window, door leading to en suite shower room.



En-Suite

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, shaver point.



Bathroom

5'5" x 6'2" (1.656 x 1.886)

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



Frontage

Paved pathway to front door with front border.

Rear Garden

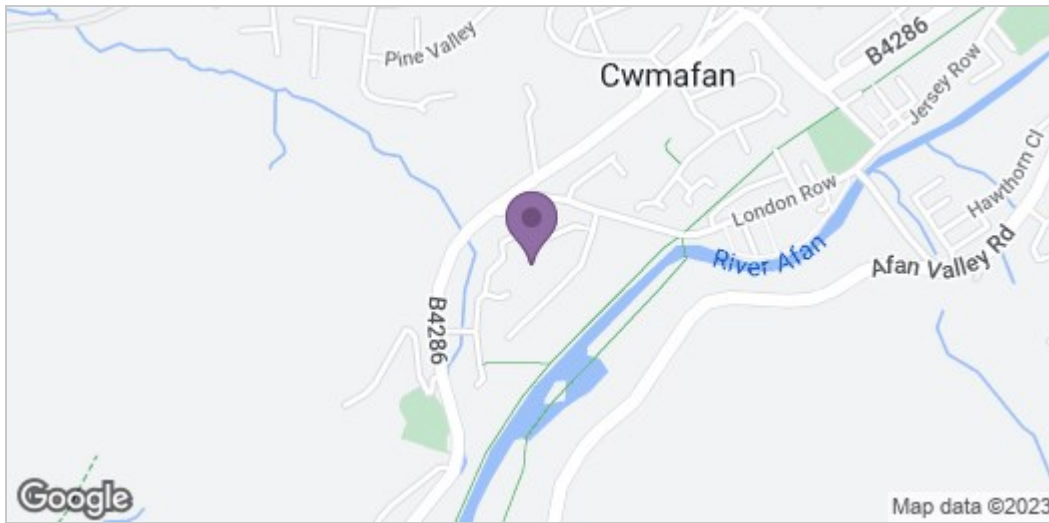
Fully enclosed rear garden with fencing to both sides, laid to patio, storage shed with side gate access to rear lane to an allocated driveway.



Driveway

Allocated driveway for two cars.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	
England & Wales		

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