

## 30 Ynys Y Wern, Port Talbot, SA12 9DQ Offers In The Region Of £147,000

Welcome to this charming terraced house located in the picturesque village of Cwmavon, specifically in the sought-after location of Ynys Y Wern. This delightful property boasts a cosy reception room, two comfortable bedrooms, cloakroom, en suite and bathroom, ensuring convenience and comfort for you and your family. One of the standout features of this lovely home is the stunning mountain view that can be enjoyed from the property, providing a tranquil and scenic backdrop to your daily life. Additionally, the enclosed rear garden offers a private outdoor space where you can relax and unwind in the fresh air. Convenience is key with this property, as it offers parking for two vehicles, a valuable asset in this day and age. Furthermore, being close to the M4 motorway and local amenities, you'll have easy access to everything you need, making daily errands a breeze. For nature enthusiasts, the proximity to mountain walks is a definite highlight, allowing you to explore the great outdoors right at your doorstep. Whether you enjoy a leisurely stroll or a more challenging hike, the natural beauty of the surroundings is sure to captivate you. Don't miss out on the opportunity to make this charming terraced house in Cwmavon your new home. With its convenient location, beautiful mountain views, and ample living space, this property has all the makings of a perfect abode for you and your loved ones. Contact us today to arrange a viewing and take the first step towards making this house your own.

To arrange a viewing please call Pennaf Premier on 01639 760033. NO FORWARDING CHAIN.

## GROUND FLOOR

### Hallway

Entrance through composite front door into hallway. Plaster painted walls and ceiling, central light, radiator, laminate flooring. Opening into kitchen area

### Cloakroom

Upvc double glazed window to front, plaster painted walls and ceiling, low level w.c., wash hand basin with tiled splash back, radiator, laminate flooring.



### Kitchen

10'0" x 6'2" (3.051 x 1.885)

Upvc double glazed window to the front of the property. Fully fitted wall and base units, integrated electric oven and gas hob, extractor fan, sink with drainer, mixer taps, plumbing for washing machine. space for fridge freezer, vinyl flooring.



### Lounge/Dining Room

19'0" x 12'7" (5.814 x 3.854)

Upvc double glazed french doors leading to patio decking area. Plaster painted walls and ceiling, central lights, two radiators, laminate flooring. Stairs leading to the first floor.



## FIRST FLOOR

### Landing

Carpet to the stairs leading to the first floor. Plaster painted walls and ceiling, central light, access to loft.

### Bedroom One

10'8" x 12'5" (3.254 x 3.800)

Upvc double glazed window to rear. Plaster painted walls and ceiling, central light, radiator, carpet. Fitted wardrobes and storage cupboard.



### En-Suite

6'2" x 3'5" (1.887 x 1.064)

Emulsion walls and ceiling, central light, extractor fan. Low level W.C, wash hand basin, tiled splash back, shower cubicle fully tiled, radiator, carpet.



### Bedroom Two

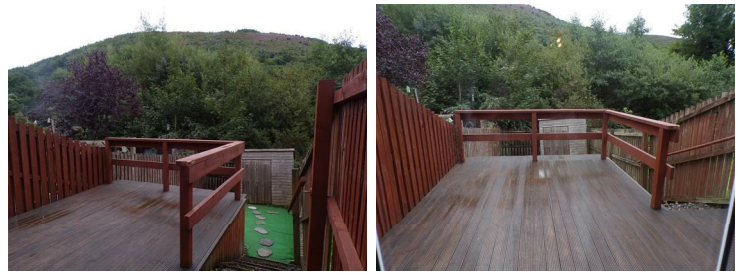
12'6" x 8'4" (3.830 x 2.563)

Upvc double glazed window to the front of the property. plaster painted walls and ceiling, central light, radiator, carpet.



### Family Bathroom

Plaster painted walls and ceiling, central light, paneled bath, ceramic part tiled over bath, low level w.c., wash hand basin, radiator, extractor fan and mirror, carpet.



### Parking Space

Parking for two cars.



### EXTERNAL

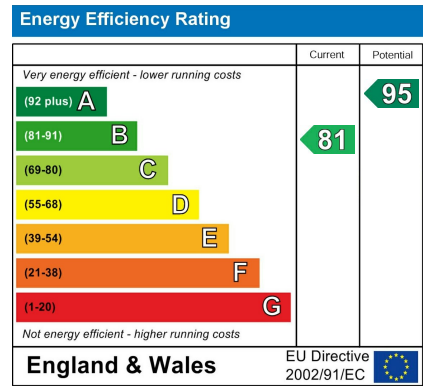
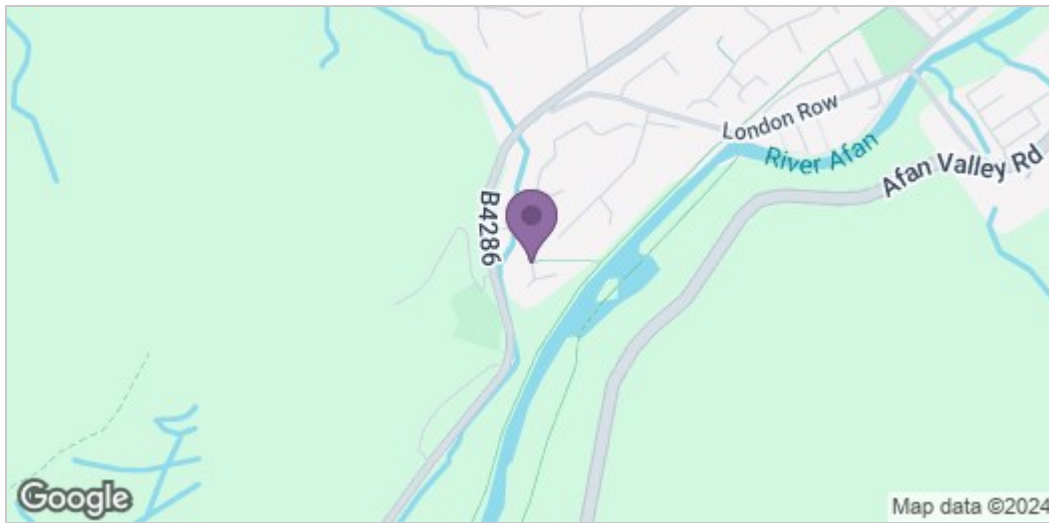


### Front Garden

Pathway leading to the front door, wrought iron fencing enclosing the front garden area, gravel stone feature.

### Rear Garden

Fully enclosed rear garden. Upvc french doors leading onto decking patio area with steps leading down to grassed garden area. Views overlooking the mountains. Wooden gate access onto pathway which leads around to the front of the property.



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