Pennaf premier™

Sales & Lettings

42 Ynys Y Wern, Port Talbot, SA12 9DQ
Offers Over £190,000

NO ONGOING CHAIN, IMMACULATE THREE BEDROOM SEMI-DETACHED WITH OFF ROAD PARKING. This property presents an excellent opportunity for families and first-time buyers alike. The inviting reception room serves as a perfect gathering space for family and friends, ensuring a warm and welcoming atmosphere and the property boasts three well-proportioned bedrooms.

The house features a practical bathroom, designed to cater to the needs of modern living. The layout is both functional and comfortable, making it an ideal home for those seeking convenience and ease.

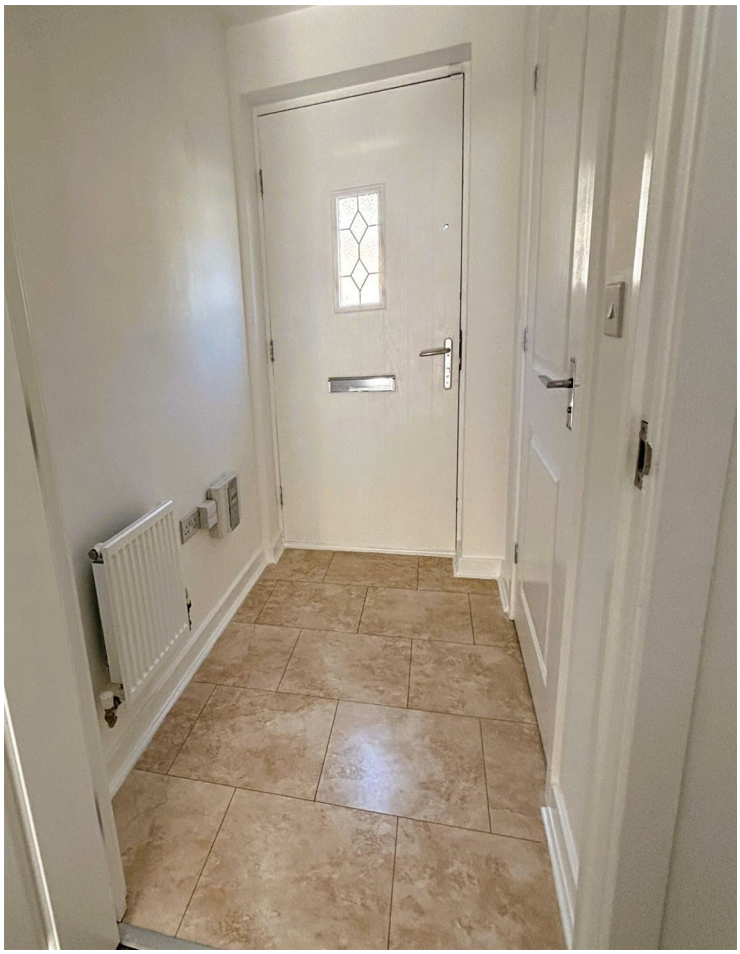
Outside, the property benefits from a driveway that accommodates two vehicles, offering off-road parking for your convenience. The rear garden is a lovely addition, providing a private outdoor space where you can entertain guests, or simply unwind after a long day.

With its appealing location and thoughtful design, this semi-detached house in Cwmavon is a wonderful place to call home. Don't miss the chance to make it yours.

To book an appointment please call the Pennaf Premier sales team on 01639 760033.

GROUND FLOOR

Entrance Hallway
Entrance through composite door into hallway, emulsion painted walls and ceiling, central light, radiator, laminate flooring.



W.C.
6'6" x 2'9" (1.986 x 0.846)
Upvc double glazed window to front. Emulsion painted walls and ceiling, central light, low level w.c, wash handbasin, radiator, vinyl flooring. Electric box.

Living Room
15'1" x 15'9" (widest point) (4.600 x 4.810 (widest point))
Upvc double glazed window to front. Emulsion painted walls and ceiling, central light, radiator, carpet. Feature fireplace housing electric fire. Stairs leading to first floor.

Kitchen\Diner
15'0" x 8'11" (4.597 x 2.737)
Upvc french doors and window to rear. Emulsion painted walls and ceiling, central light. Range of wall and base units, electric oven, gas hob, extractor fan, stainless steel sink and mixer taps, space and plumbing for washing machine, space for fridge\freezer. Cupboard housing combination boiler. Area for dining table, under stair storage cupboard, radiator, vinyl.

First Floor

Stairs & Landing
Emulsion painted walls and ceiling, central light, wooden banister, attic hatch, carpet to stairs and landing.

Bedroom One
8'6" x 14'1" (2.603 x 4.296)
Upvc double glazed window to front, emulsion painted walls and ceiling, light fitting, radiator, carpet.

Bedroom Two

8'7" x 11'5" (2.617 x 3.491)

Upvc double glazed window to rear, emulsion painted walls and ceiling, light fitting, radiator, carpet.

Bathroom

6'2" x 6'3" (1.896 x 1.926)

Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light. Shower over bath and tiled, low level toilet, wash handbasin, radiator, vinyl flooring.

Bedroom Three

7'9" x 6'3" (2.366 x 1.920)

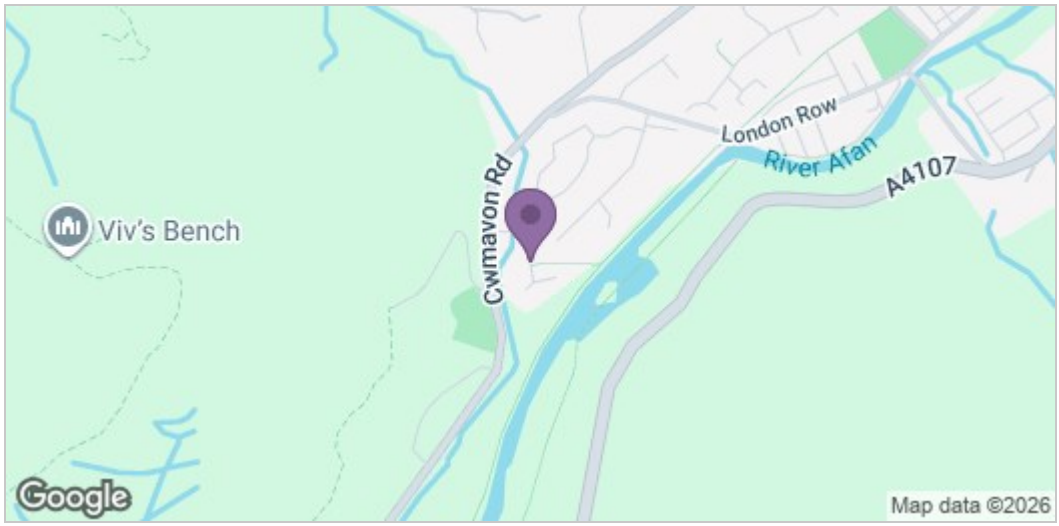
Upvc double glazed window to front, emulsion painted walls and ceiling, light fitting, radiator, carpet. Storage cupboard.

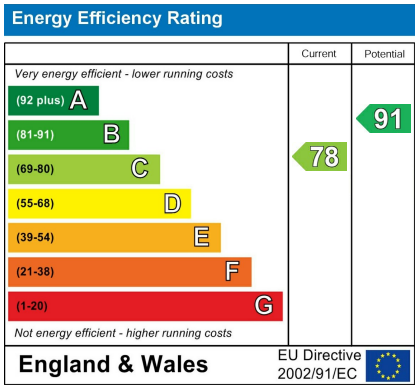
Front Garden

Pathway to front door, stoned area, driveway for two cars, access to rear through wooden gate.

Rear Garden

Fully enclosed rear garden with fencing and rear side access through wooden gate. Patio area and fencing with steps down to bottom garden with a separate patio area, rest lawn. Single wooden shed.





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