Wern Road
Ystalyfera
Neath Port Talbot.

Price **£140,000**











- Four good sized bedrooms
- Ground floor cloakroom
- Off road parking to the rear
- Gas central heating & double glazing
- Good sized kitchen& living room

General Description

EPC Rating: C70

Four bedroom family home situated in the village of Ystalyfera. Offering gas fired central heating, double glazing, ground floor cloakroom and first floor shower room. the property has the benefit of off road parking to the rear and low maintenance garden.

Wern Road, Ystalyfera, Neath Port Talbot.

Property Description
A spacious four-bedroom terraced property situated in Ystalyfera, offering well-proportioned accommodation ideal for families or those looking for a generous home with plenty of living space.
The ground floor comprises a welcoming entrance hall, a convenient cloakroom/WC, a comfortable living/dining room and a good-sized kitchen with ample space for dining and everyday family living.
To the first floor are four bedrooms, providing excellent flexibility for family use, guests or home working, along with a family shower room.
Externally, the property benefits from off-road parking to the rear, providing valuable private parking for residents.
Located in the popular area of Ystalyfera, the property is well placed for local amenities, schools and transport links, while also offering easy access to the surrounding countryside and the wider Swansea Valley.

Entrance
Via a double glazed door, radiator and stairs to first floor.

Living Room (18' 10" x 13' 7" Max) or (5.75m x 4.13m Max)
Solid wood parquet herringbone flooring, double glazed window to front, double radiator and under stairs storage.

Inner Hall
Doors to:

Cloak Room (4' 9" x 4' 3") or (1.46m x 1.29m)
WC, basin, double glazed window to side and radiator.

Storage Room (6' 3" x 5' 3") or (1.91m x 1.61m)
Wall and base units. This could be converted into a utility in easily ad. An ideal room for an utility.

Kitchen/Breakfast Room (13' 3" x 10' 0") or (4.03m x 3.06m)
Wall and base units, 1, 1/2 stainless steel sink and drainer with tiled splash back. plumbing for washing machine and dish washer. Double radiator, double glazed window to rear and door to side.

Landing
Access to storage loft, no ladder,electric and not boarded.

Bedroom 1 (15' 8" x 9' 10") or (4.78m x 2.99m)
Double glazed window to rear and double radiator.

Bedroom 2 (10' 11" x 66' 11") or (3.34m x 20.39m)
Double glazed window to front and double radiator.

Bedroom 3 (10' 7" x 0' 0") or (3.23m x 0.00m)
Double glazed window to front and double radiator.

Bedroom 4 (9' 7" x 7' 9") or (2.92m x 2.35m)
Double glazed Double glazed window to rear and double radiator. Double glazed Velux window and double radiator.

Shower Room (6' 3" x 5' 5") or (1.91m x 1.66m)
WC, pedestal wash hand basin and shower enclosure with mains shower over head. Double glazed window to rear and water proof panels

External
To the front there is a low maintenance garden. Access to the rear providing off road parking and low maintenance garden and decking needing some attention.

Broadband and Mobile phone
Fast broadband is available in the area and mobile phone coverage is deemed to be good.

Tenure
Freehold

Council Tax
B



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