



Ynys Y Wern, £175,000

- Mountain Views
- Double Driveway
- Downstairs W.C.
- Modern Development
- EPC Rating: C
- Council Tax Band : C



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About the property

Situated within the popular residential area of Cwmafan, this well-presented three-bedroom end-terrace property offers an excellent opportunity for first-time buyers, families, or investors alike. Fantastic for commuters with excellent links to the M4 corridor as well as public transport routes via frequently running buses or the main line train station within Port Talbot. Conveniently situated for access to sought after local schools and popular walking/cycling tracks through Afan Valley.

The property is approached via a double driveway, providing convenient off-road parking, alongside a small front area. Upon entering, you are welcomed into an entrance porch with a useful downstairs WC. From here, the accommodation flows into a spacious living room, featuring stairs leading to the first floor and access through to the kitchen.

To the rear of the property is a generous kitchen/diner, offering ample storage and workspace, with French doors opening directly onto the rear garden, creating an ideal space for both everyday living and entertaining.

The first floor comprises two well-proportioned double bedrooms, a single bedroom, and a family bathroom.

Externally, the rear garden enjoys a decking seating area, perfect for outdoor dining and relaxation, leading onto a lawned garden with the added benefit of rear access.

Accommodation

Entrance Porch

Downstairs W.C

Living Room

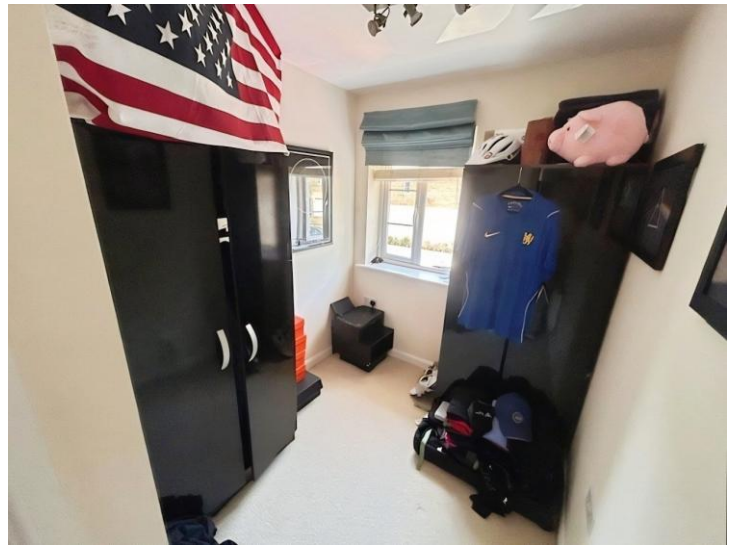
15' 8" x 15' 1" (4.78m x 4.60m)

Kitchen/Diner

14' 10" x 8' 3" (4.52m x 2.51m)

Bedroom One

13' 3" x 8' 6" (4.04m x 2.59m)



Bedroom Two

10' 7" x 8' 5" (3.23m x 2.57m)

Family Bathroom

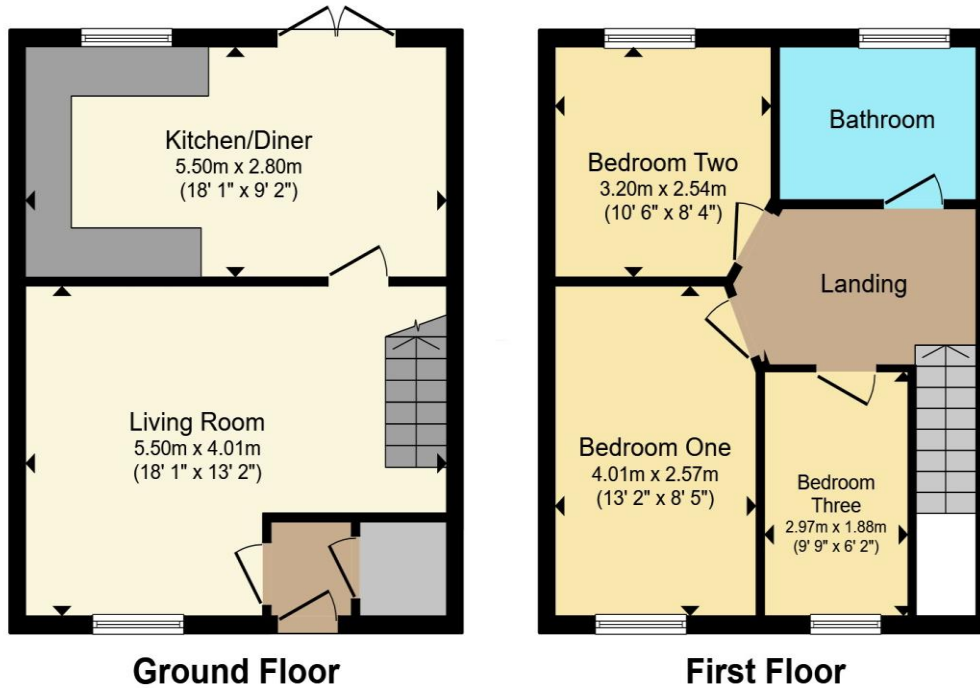
Bedroom Three

9' 10" x 6' 3" (3.00m x 1.91m)

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 76.1 m² (819 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.