

## 13 Crown Street, Port Talbot, SA13 1BG

**£149,995**

.....MOVE STRAIGHT IN AND START LIVING!!...Pennaf Premier are pleased to offer for sale this spacious three bedroom terraced property in a sought after area of Port Talbot as it is within waking distance of the town centre. The property briefly comprises of a large through reception room, large kitchen, utility room and downstairs W.C. to the ground floor and three bedrooms and family bathroom with En suite shower room to the master bedroom to the first floor and fully enclosed rear garden. The property is located close to the M4 corridor which is ideal to commute and within walking distance of the train station, local shops and amenities. To arrange a viewing please call the office on 01639 760033.

## GROUND FLOOR

### Outer Porch

Enter via contemporary composite front door into outer porch. Laminate flooring, part tiled walls with original tiles and pine cladding above, central light.

### Hallway

Continuation of laminate flooring, plastered walls with dado rail and coving to ceiling, radiator, doors leading to other rooms, stairs to first floor, under stair storage.

### Large through Reception Room

lounge area - 13'7" x 12'10" (lounge area - 4.153 x 3.934)  
Lounge Area - Large front facing box bay window with Sash style Upvc double glazed windows with wooden Venetian blinds to remain, laminate flooring, emulsion walls with coving to ceiling and feature alcoves.

Dining Area - 3.254 x 3.292 10 '8" x 10 '9"

Dining Area - Rear facing Upvc patio doors giving access to the rear garden, continuation of laminate flooring, emulsion walls, radiator, inset spot lighting, feature alcoves with built in cupboard housing the consumer unit.



### Kitchen

12'11" x 10'3" (3.940 x 3.137)

Fully fitted kitchen comprising of beech effect base units with contrasting laminate work surfaces, display cabinets, five burner gas hob with overhead extraction and opaque glass splash back, integrated double oven and microwave, inset round stainless steel sink with separate drainer and mixer tap, space for fridge freezer, plumbing for washing machine, space for tumble dryer, tiled floor, plastered walls with tiles above work surface, two side facing Upvc double glazed windows, radiator, inset spot lighting.



### Utility Room

10'4" x 10'3" (3.171 x 3.148)

Continuation of tiled flooring, part plastered and half tiled walls, radiator, two side facing Upvc windows, rear facing patio doors.

### Downstairs W.C.

W.C. - concealed cistern with laminate worktop, wash hand

basin, continuation of tiled flooring, tiled walls, central light, rear facing Upvc window with obscure glass,.

## FIRST FLOOR

### Stairs and Landing

Carpet to the stairs and landing, plastered walls, central light, loft access. doors leading to other rooms.

### Master Bedroom

10'6" x 17'1" widest point (3.220 x 5.219 widest point)

Two front facing Upvc double glazed windows with wooden Venetian blinds to remain, carpet, emulsion walls, radiator, inset spot lighting.



### En Suite Shower Room

4'3" x 5'11" (1.310 x 1.828)

Curved shower cubicle with power shower, W.C with concealed cistern, wash hand basin with vanity unit below.



### Bedroom 2

10'10" x 10'10" (3.323 x 3.314)

Laminate flooring, emulsion walls with coving to ceiling, radiator, central light, rear facing Upvc double glazed window.



### Family Bathroom

6'3" x 6'10" (1.915 x 2.090)

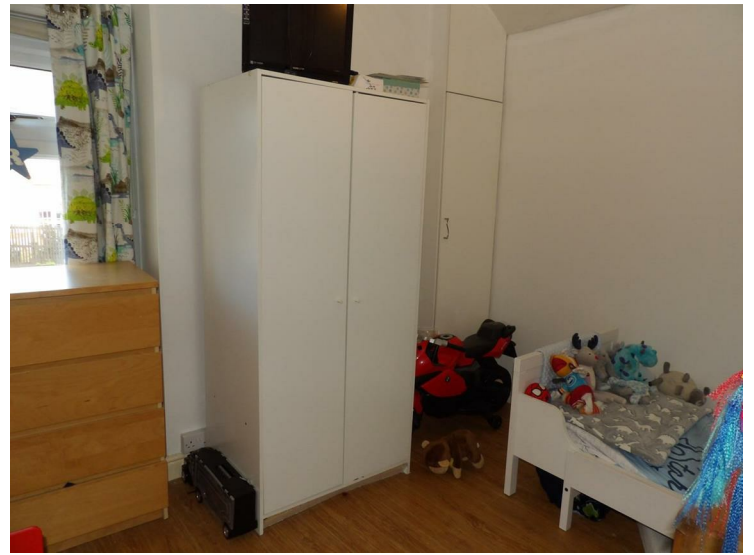
Fitted bathroom with curved ended bath and electric shower over with rain shower attachment, glass shower screen, W.C. with concealed cistern, moulded wash hand basin and worktop with mixer tap and cabinet below, side facing Upvc double glazed window with opaque glass, chrome towel radiator, touch screen LED mirror, vinyl flooring, Respatex walls.



### Bedroom 3

7'7" x 10'2" (2.323 x 3.113)

Laminate flooring, emulsion walls, radiator, central light, rear facing Upvc double glazed window, built in cupboard housing combination boiler serving domestic hot water and central heating. New boiler fitted 2023.



### EXTERNAL

#### Front Garden

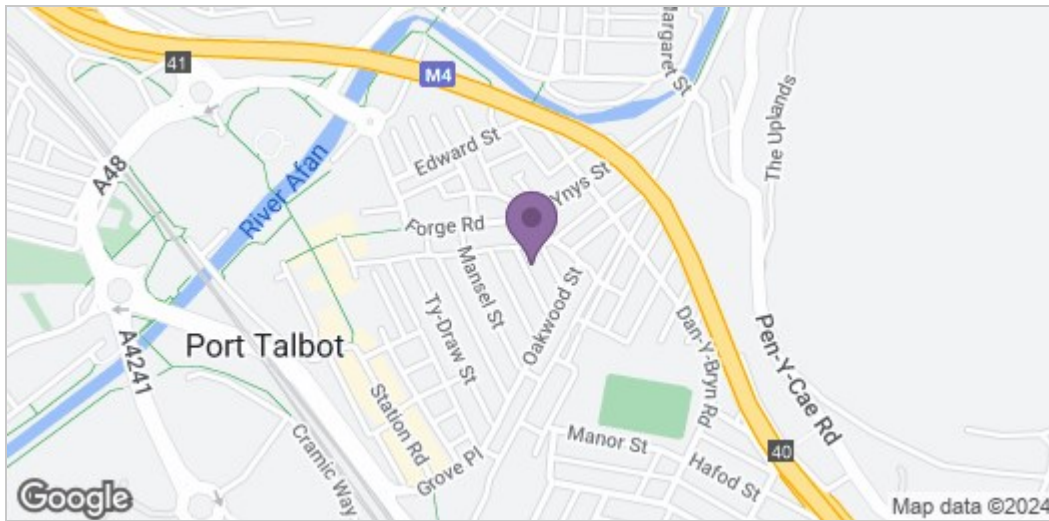
Front forecourt with low level wall with wrought iron railings and gate with pathway leading to front door.




#### Rear Garden

Low maintenance rear garden with paved patio area with central artificial grass area, pathway to rear garden, rear gate giving access to rear lane.





| Energy Efficiency Rating                           |  | Current   | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| (92 plus) A  |  |   |           |
| (81-91) B  |  |   | 85        |
| (69-80) C  |  | 65  |           |
| (55-68) D  |  |   |           |
| (39-54) E  |  |   |           |
| (21-38) F  |  |   |           |
| (1-20) G   |  |   |           |
| <i>Not energy efficient - higher running costs</i> |  |   |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC  |           |

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