



## **28 Trefelin Crescent, Port Talbot, SA13 1DZ**

### **Offers In The Region Of £189,995**

Nestled in the charming area of Trefelin Crescent, Port Talbot, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three bedrooms, this property is ideal for families or those seeking extra space. The open-plan kitchen and dining area create a welcoming atmosphere, perfect for entertaining guests or enjoying family meals. The utility room adds convenience, ensuring that daily chores are easily managed.

The property boasts first floor bathroom, including a ground floor cloakroom for added practicality. This feature is particularly beneficial for busy households, providing ample facilities for everyone. The enclosed rear garden offers a private outdoor space, perfect for relaxation or play, while the double driveway provides parking for two cars, ensuring ease of access.

This home is not only functional but also situated in a desirable location, making it a wonderful opportunity for those looking to settle in Port Talbot. The property is within walking distance of the town centre, shops, schools and close to the M4 corridor.

With its modern amenities and spacious layout, this semi-detached house is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely property your new home.

Call the sales team on Pennaf Premier today to book an appointment on 01639 760033.



## GROUND FLOOR

### Entrance Hall

Entrance through Upvc double glazed door into hallway. Emulsion painted walls and ceiling, central light, radiator, carpet to stairs and landing to first floor. Cupboard housing meters and alarm key pad.

### Reception Room

17'1" x 12'3" (5.23 x 3.75)

Two Upvc double glazed windows to front and rear. Emulsion painted walls and ceiling, central light, coving, two radiators, carpet. Feature fireplace housing gas fire.



### Kitchen/Diner

18'9" x 12'11" (5.73 x 3.95)

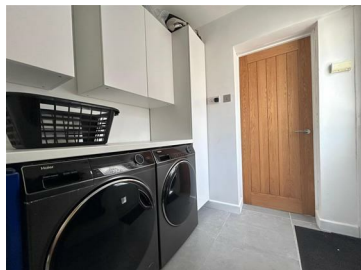
Two Upvc double glazed windows to front and rear. Emulsion painted walls and ceiling, two central lights. Range of matching wall and base units with laminate work surface. Integrated electric oven, gas hob and electric extractor hood, space for fridge/freezer, plumbing for dishwasher, stainless steel sink with mixer taps. Large pantry cupboard with shelving. Tiled in between units. Radiator. Ceramic tiles and wooden flooring.



### Utility Room

7'2" x 6'7" (2.20 x 2.03)

Upvc double glazed door to rear. Emulsion painted walls and ceiling, central light. Two wall units, High cabinet, laminate work surface space and plumbing for washing machine and tumble dryer. Radiator, ceramic floor tiles.



### Cloakroom

6'5" x 3'7" (1.959 x 1.103)

Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light. Low level W.C, vanity wash hand basin, mirror, radiator, ceramic floor tiles.



## FIRST FLOOR

### Stairs and Landing

Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light. Cupboard housing combination boiler serving domestic hot water and heating. Access to loft. Carpet to stairs and landing. Stainless steel handrail.

### Bedroom One

13'3" x 11'11" (4.06 x 3.65)

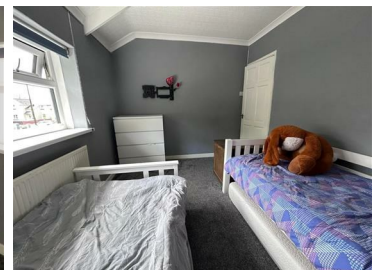
Upvc double glazed window to front. Emulsion painted walls and ceiling, central light, radiator, carpet.



### Bedroom Two

11'11" x 8'10" (3.64 x 2.70)

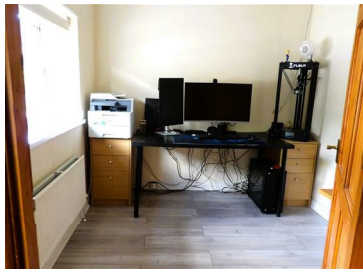
Upvc double glazed window to front. Emulsion painted walls and ceiling, central light, radiator, carpet.



### Bedroom Three

8'8" x 7'10" (2.66 x 2.41)

Upvc double glazed window to rear. Emulsion painted ceiling, wallpaper to walls, radiator, carpet.



## Bathroom

6'8" x 6'3" (2.05 x 1.93)

Upvc double glazed window to rear. Low level W.C, pedestal wash hand basin. P shaped bath with shower over and glass screen. Emulsion walls and ceiling, central light, fully tiled walls. Radiator, ceramic flooring.



## Shed

11'5" x 9'7" (3.501 x 2.926)

Large breeze block shed with electricity and power. Window to side, door leading from garden path.



## OUTSIDE

### Front Garden

Enclosed front garden with Cotswold stone wall. Laid to lawn. Aluminium side gate to rear garden. The garden was reovated in 2016.



### Driveway

Paving slabbed double driveway leading to front door.



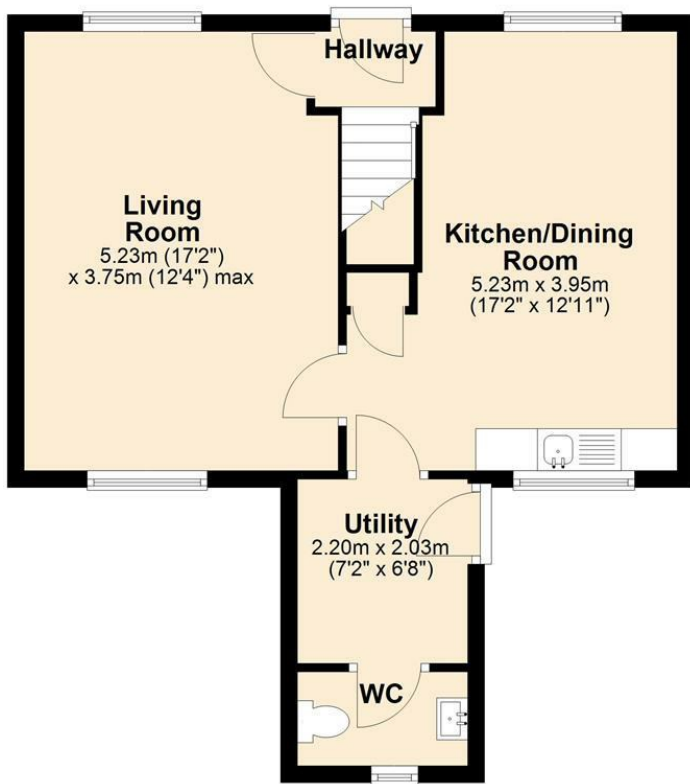
### Rear Garden

Rear garden enclosed with breeze block walls. Laid to lawn with mature bushes and plants. Paved slabbed area around the side to the front garden, patio area, fish pond. Outside electric socket, outside tap with hose pipe. Robot lawn mower. The garden was renovated in 2016.



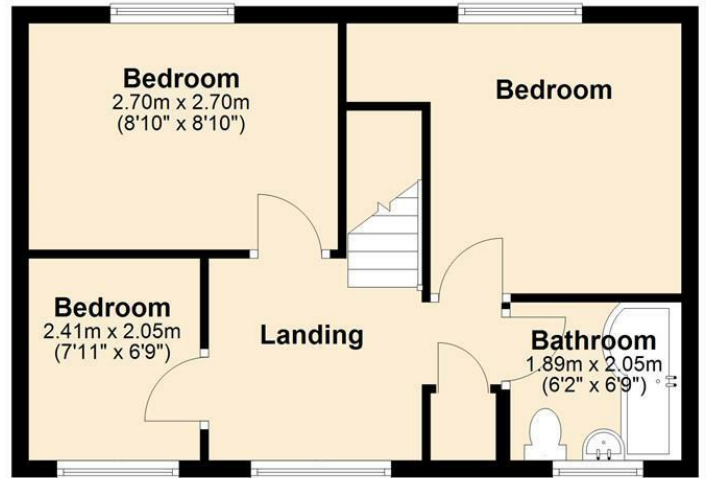
### Ground Floor

Approx. 48.0 sq. metres (516.2 sq. feet)

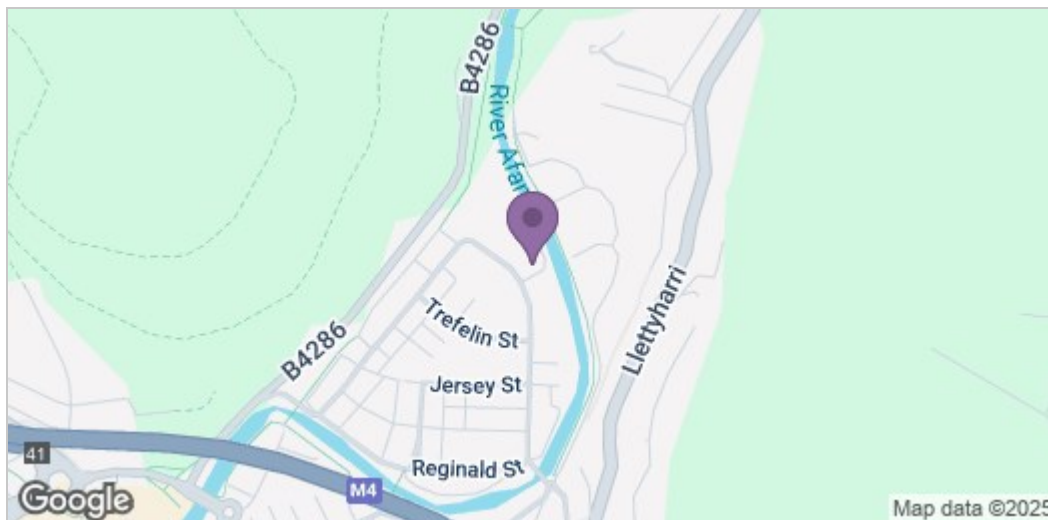


### First Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



Total area: approx. 86.8 sq. metres (934.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76
England & Wales	EU Directive 2002/91/EC	

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