



55 Trefelin Crescent, Port Talbot, SA13 1DX Offers In The Region Of £229,995

Welcome to this charming semi-detached house located on Trefelin Crescent in the desirable area of Velindre, Port Talbot. This well-presented property boasts three bedrooms, making it an ideal home for families or those seeking extra space. The heart of the home is undoubtedly the large kitchen diner, which provides a perfect setting for family meals and entertaining guests.

The inviting reception room offers a comfortable space to relax flowing into the conservatory with a first floor bathroom and ground floor w.c, which ensures convenience for all. Outside, you will find a delightful outdoor seating area, perfect for enjoying the fresh air and sunshine. For those who appreciate a touch of luxury, the property features a six-seater hot tub, providing an opportunity for relaxation and leisure. In addition there are three versatile outbuildings currently utilised as a gym, treatment room and storage shed offering excellent flexibility for home working, fitness or hobbies.

Set in a convenient location, this home is close to local amenities and transport links, making it easy to access everything you need. Whether you are looking for a family home or a place to unwind, this property offers a wonderful blend of comfort and style. Do not miss the chance to make this lovely house your new home.

To book a viewing call the Pennaf Premier sales team on 01639 760033.

GROUND FLOOR

Entrance Porch

6'2" x 4'1" (1.885 x 1.262)

Through Upvc double glazed front door into entrance porch. Upvc window to front, emulsion painted walls and ceiling, spot lighting, radiator, laminate flooring, house alarm, partial glazed wooden door giving access to kitchen\diner.

Kitchen\Diner

22'10" x 11'8" (6.962 x 3.569)

Upvc double glazed window to front and rear, venetian blinds. Emulsion painted walls and ceiling, spot lighting, wall lights. Range of wall and base units, laminate worksurface, integrated eye level electric oven, 5 burner gas hob, extractor fan, integrated dishwasher, composite one and a half bowl sink with flexible mixer tap. American fridge\freezer housed in fitted kitchen cupboards with pull out pantry unit and wine rack surround. Central island, laminate worksurface, with storage cupboards and bar stools. Space for large dining table and chairs, under stair storage cupboard. Two radiators, laminate flooring. Stairs to first floor.



Downstairs Toilet

Upvc double glazed window to side, venetian blind. Fully tiled walls, plaster painted ceiling, spot lighting, low level w.c, wash hand basin, radiator, ceramic floor tiles. Cupboard housing combination boiler.

Utility Room

15'3" x 5'2" widest point (4.667 x 1.579 widest point)

Upvc double glazed door from front access. Emulsion painted walls and ceiling, spot lighting, two velux windows. Wall and base units, space for washing machine, tumble dryer, under counter fridge and freezer, radiator, laminate flooring. Upvc double glazed door to rear.

Reception Room

14'7" widest point x 11'5" (4.45m widest point x 3.48m)

Upvc double glazed window to front, venetian blinds. Emulsion painted walls and ceiling, spot lighting, radiator, laminate flooring. Feature fire place housing electric fire. Upvc french doors opening into conservatory.



Conservatory

11'5" x 8'5" (3.495 x 2.567)

Upvc double glazed with half walls around, upvc double glazed french doors to garden. Roman blinds. Central fan light, wall lights, two radiators, laminate flooring.



FIRST FLOOR

Stairs and Landing

Carpet to stairs leading to landing, wooden banister, emulsion painted walls and ceiling, spot lighting, smoke alarm, access to loft.



Bedroom One

14'1" x 10'11" (4.298 x 3.347)

Upvc double glazed window to front and rear, venetian blind. Emulsion painted walls and ceiling, central light, radiator, carpet. Fitted wardrobes, walk in storage area.



Bedroom Two

15'0" x 10'0" widest point (4.590 x 3.055 widest point)

Upvc double glazed window to front, venetian blind. Emulsion painted walls and ceiling, central light, radiator, carpet, built in cube shelving unit.



Bedroom Three

8'9" x 7'3" (2.675 x 2.226)

Upvc double glazed window to rear, venetian blind. Emulsion painted walls and ceiling, central light, radiator, laminate flooring.



Bathroom

8'7" x 4'6" (2.626 x 1.387)

Upvc double glazed opaque window to rear. Fully tiled walls, emulsion painted ceiling, spot lighting. Standard bath with mixer shower head and shower over bath. Low level w.c, wash hand basin, radiator, ceramic floor tiles.



EXTERNAL

Front Garden

Enclosed front garden with wrought iron double gates. Large block paving driveway. Outside light, gas meter.

Rear Garden

Fully enclosed large rear garden with patio seating area, astro turf, hot tub seating six people, outdoor lighting, electric socket and outside tap.



Outbuilding separated into three rooms

Separate consumer unit to outbuilding with own electric meter, outdoor electric socket and outside tap.

CURRENTLY USED AS GYMNASIUM- 6.708 x 3.227 -

Upvc double glazed door and window. Emulsion painted walls and ceiling, spot and fluorescent tube lighting, electricity points, vinyl flooring.

WORKSHOP/OFFICE - 4.776 x 2.471

Upvc double glazed window and door, vertical and roller blinds. Emulsion painted walls and ceiling, spot lighting, electric sockets, laminate flooring.

SHED- 3.861 x 1.484

Upvc double glazed door. Plaster walls and ceiling, central light, electric points, shelving.

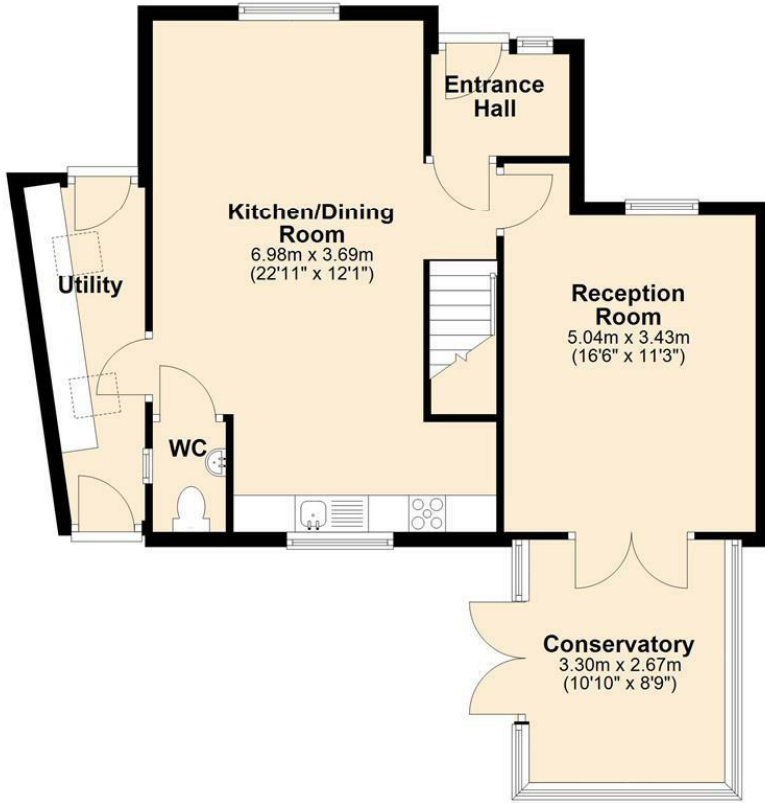


Other information.

The vendor is a Director of Pennaf Premier Properties Ltd.

Ground Floor

Approx. 65.9 sq. metres (709.7 sq. feet)

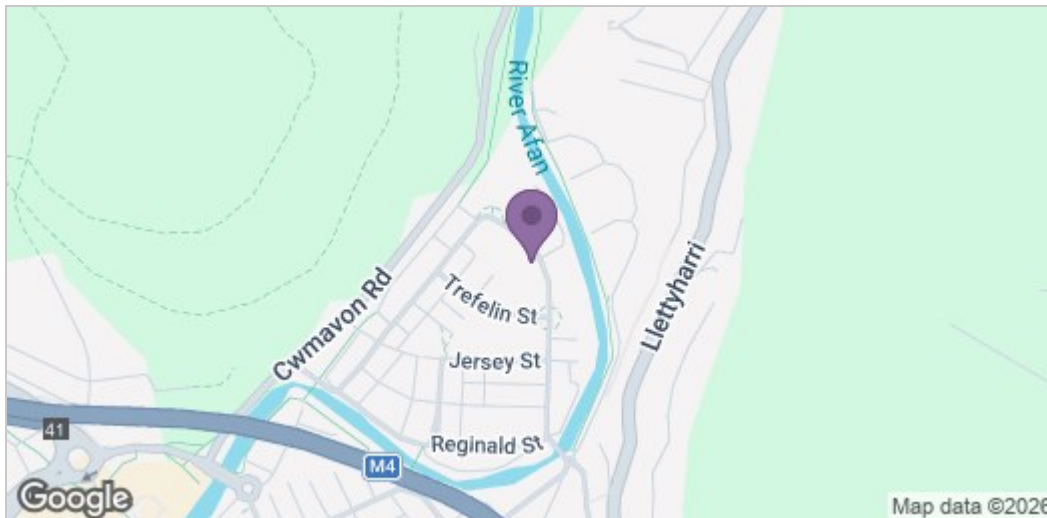


First Floor

Approx. 48.4 sq. metres (520.9 sq. feet)



Total area: approx. 114.3 sq. metres (1230.6 sq. feet)



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.