

FOR  
SALE



33 Trefelin Street, Port Talbot, West Glamorgan SA13 1DQ

£170,000 - Freehold

Payton  
Jewell  
Caines

53, Station Road, Port Talbot, SA13 1NW 01639 891268 porttalbot@pjchomes.co.uk

## PROPERTY SUMMARY

We are pleased to offer this three bedroom mid terraced house which is available with no ongoing chain. This property is conveniently located within walking distance of Port Talbot town centre, local supermarkets and the transport hub.

Accommodation briefly comprises entrance hall, two receptions, fitted kitchen, downstairs WC, first floor three bedrooms and family bathroom.

## POINTS OF INTEREST

- Three bedroom mid terrace house
- Two reception rooms
- Downstairs WC
- New PVCu windows
- New roof
- Recently fitted kitchen
- Council tax band - / EPC E
- Recently upgraded electrics



## ROOM DESCRIPTIONS

### **Entrance**

Accessed via PVCu with multi glazed panel leading into entrance hall.

### **Entrance Hall**

Papered walls with one wall part papered and part tiled, staircase to first floor with fitted carpet, radiator, door to walk in under stairs cupboard and front facing PVCu frosted double glazed window.

### **Walk in cupboard**

Papered ceiling and walls, tiled flooring. Housing the utility meters.

### **Reception 1**

3.09m x 3.99m (10' 2" x 13' 1") Coved ceiling, papered walls, fitted carpet, living flame gas fire set within a marble hearth and back plate with wooden fire surround and PVCu double glazed windows set within bay and blinds to remain.

### **Reception 2/ Dining room**

3.68m x 3.96m (12' 1" x 13' 0") Coved ceiling, papered walls, gas fire set on marble hearth with marble back plate, recessed walls, fitted carpet and PVCu double glazed window to rear of property with blind. Multi glazed wooden door leading into kitchen.

### **Kitchen**

2.56m x 3.10m (8' 5" x 10' 2") Half papered and tiled walls, vinyl floor covering, radiator and rear facing PVCu double glazed window and frosted double glazed door into inner passage. Newly fitted kitchen comprising a range of wall and base units with complementary work surfaces and breakfast bar area. One and a half composite sink, gas and electric cooker point, integrated electric hob, plumbing in place for automatic washing machine and space for fridge/freezer.

### **Inner passage**

Papered ceiling, coving, half papered half tiled walls, tiled flooring, rear facing PVCu part panelled and frosted double glazed door to garden and another door to the shared side access with neighbouring property. Door leading into downstairs w.c.

### **Downstairs WC**

Papered ceiling, coving, half artex and half tiled walls, continuation of tiled flooring. Two piece suite in white comprising low level w.c. and wall mounted

hand basin and rear facing PVCu frosted double glazed window.

### **Landing**

Loft access hatch, papered walls, cupboard on staircase, fitted carpet and front facing PVCu double glazed window. All doors leading off.

### **WC**

Fully tiled walls, fitted carpet, low level w.c and rear facing PVCu frosted double glazed window.

### **Shower room**

1.54m x 2.00m (5' 1" x 6' 7") Respertex to the walls, heated towel rail and rear facing PVCu frosted double glazed window. Large walk in shower. Wash hand basin with vanity unit.

### **Bedroom 1**

3.02m x 5.11m (9' 11" x 16' 9") Papered walls, fitted walls, radiator and rear facing PVCu double glazed window.

### **Bedroom 2**

2.81m x 3.82m (9' 3" x 12' 6") Papered walls, fitted carpet, radiator and front facing PVCu double glazed window.

### **Bedroom 3**

2.11m x 3.04m (6' 11" x 10' 0") Papered ceiling and walls, fitted carpet, airing cupboard housing the hot water tank and rear facing PVCu double glazed window.

### **Outside**

The rear is enclosed and bounded by wall with an attractive garden with mature flowers and shrubs, stone gravel for low maintenance, footpath leading to rear patio ideal for garden furniture and storage shed.

The front garden is accessed by a wrought iron gate enclosed and bounded by a wall. The garden has stone gravel with flower and shrub borders with footpath to front door. Opening leading to the side shared access with neighbour property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			