



Trefelin Street, Port Talbot, Neath Port  
Talbot. SA13 1DQ

£135,000

**PJC** PAYTON  
JEWELL  
CAINES



## Trefelin Street, Port Talbot, Neath Port Talbot. SA13 1DQ

We are pleased to offer this traditional semi-detached property which is available with NO ONGOING CHAIN, the property benefits from THREE good sized bedrooms, large garden and would make an ideal first time purchase or investment.

£135,000 - Freehold

- THREE bedroom semi-detached house
- NO ONGOING CHAIN
- TWO reception rooms
- Downstairs WC
- Off-road parking
- EPC - D
- Council tax band B.





## DESCRIPTION

We are pleased to offer this three bedroom semi detached 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, lounge, kitchen, downstairs WC and dining room to the ground floor. To the first floor there is three bedrooms and a shower room.

### ENTRANCE HALL

Accessed via uPVC part glazed front door. Stippled ceiling with pendant light fitting. Skimmed walls. Skirting board. Fitted carpet. Stairs leading to first floor. Door providing access to storage cupboard with frosted glass uPVC window. Doors leading off to ground floor accommodation.

### LOUNGE (14' 5" x 11' 5") or (4.40m x 3.49m)

Artexed ceiling with flush light fitting. Papered walls. Skirting board. Fitted carpet. Radiator. Two double glazed uPVC windows one to the front aspect and one to the rear both with fitted vertical blinds and curtains. Free standing gas fire with wooden surround.

### KITCHEN (12' 0" x 11' 9") or (3.66m x 3.59m)

L-shaped kitchen, width measurements taken from the widest area. Artexed ceiling with pendant light fitting. Papered walls with ceramic tiles to the splash back area. Fitted carpet tiles and area of vinyl flooring. Double glazed uPVC window looking onto the rear of the property with fitted vertical blind and net curtain. The kitchen is comprised of a range of white wooden wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with hot and cold tap. Space for free standing gas cooker and upright fridge/freezer. Plumbing for automatic washing machine.

### REAR PORCH

uPVC door leading into the side garden. Vinyl flooring.

### DOWNSTAIRS W.C.

Stippled ceiling with flush light fitting. Papered walls. Vinyl flooring. Side facing uPVC frosted glass window. White WC with high level cistern tank.

### DINING ROOM (12' 0" x 9' 7") or (3.66m x 2.91m)

Accessed via glass sliding doors from the kitchen. Papered ceiling with central ceiling rose and pendant light fitting. Papered walls. Skirting board. Fitted carpet. Radiator. Double glazed uPVC window to the front of the property with fitted vertical blinds.

### LANDING

Stippled ceiling with pendant light fitting and hatch providing access to the loft space. Double glazed uPVC window to the rear of the property with fitted vertical blinds. Doors leading off.

### BEDROOM 1 (15' 3" x 9' 10") or (4.66m x 3.00m)

Stippled ceiling with pendant light fitting. Papered walls. Fitted carpet. Radiator. Double glazed uPVC window to the front of the property with fitted vertical blinds.



## **BEDROOM 2 (13' 9" x 11' 6") or (4.19m x 3.51m)**

Skimmed ceiling with central ceiling rose and light fitting. Papered walls with dado rail. Skirting board. Radiator. Fitted carpet. Two uPVC double glazed windows one to the front and one to the rear of the property both with fitted vertical blinds. Two built in storage cupboards one with a concertina door and the other housing the gas-fired combination boiler.

## **BEDROOM 3 (8' 10" x 7' 1") or (2.69m x 2.16m)**

Papered ceiling with pendant light. Papered walls. Skirting board. Fitted carpet. Double glazed uPVC window to the side of the property.

## **SHOWER ROOM (8' 6" x 4' 10") or (2.60m x 1.47m)**

Tiled ceiling with flush light fitting. Tiled walls with one papered wall. Double glazed uPVC frosted glass window to the rear of the property. Radiator. Vinyl flooring. Three piece suite in white comprising pedestal wash hand basin with chrome hot and cold tap, WC and walk in double shower.


## **OUTSIDE**

The front of the property benefits from an enclosed garden bound by a hedge and brick walls. Gates leading to an area for off-road parking which currently is laid to Astroturf. The remainder of the garden is laid to gravel with shrubs. Footpath leading to front door.

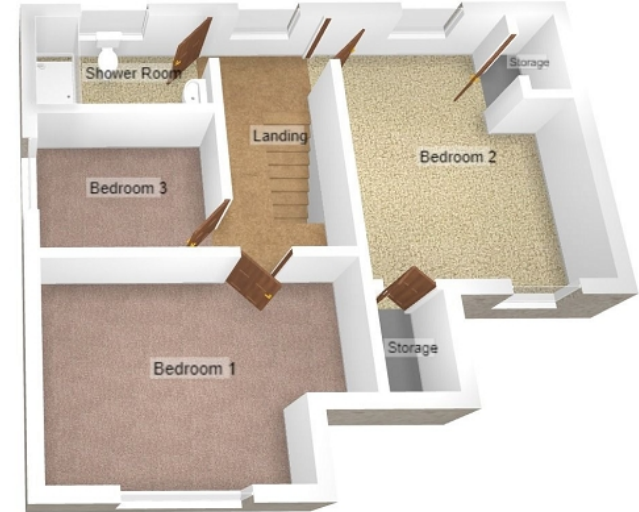
Enclosed rear garden bound by block and brick walling. Concrete pathway leading to patio area. Garden mainly laid to Astroturf with planted mature shrubs. Wooden gate providing access to the side of the property.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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