



Dylan Crescent, Port Talbot, Neath Port
Talbot. SA12 6BW

£165,000

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Situated in the sought after area of Little Warren this traditional three bedroom semi-detached house will require a full modernisation. Located with close proximity to local schools, shops, amenities and transport links. The property is within walking distance of Aberavon Sea Front. Offered with no ongoing chain.

£165,000 - Freehold

- Three bed semi-detached house
- Two reception rooms
- Kitchen/breakfast room
- Off road parking to the front
- Sold with no onward chain
- Sought after location



DESCRIPTION

We are pleased to present to the market with NO ONWARD CHAIN this three bedroom semi-detached house which is within walking distance to Tywyn Primary School, Aberavon beach and Port Talbot Town Centre. The property would benefit from a full refurbishment and would be an ideal purchase for an investor or those looking to put their own identity to a family home.

Accommodation briefly comprises to the ground floor entrance hall, two reception rooms and kitchen/breakfast room. To the first floor there is the family bathroom and three bedrooms.

Externally there is a driveway for off road parking and enclosed gardens to front and rear.

ENTRANCE

Accessed via frosted glazed PVCu front door into:

HALLWAY

Coved ceiling. Emulsioned walls. Skirting. Fitted carpet. Stairs to the first floor with stair lift. Storage cupboard housing electric and gas meters. Doorway through into:

RECEPTION 1 (16' 5" x 11' 0") or (5.0m x 3.35m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind, curtains and pelmet. Finished with paper and coved ceiling. Emulsioned walls. Skirting. Fitted carpet.

RECEPTION 2 (12' 0" x 10' 10") or (3.65m x 3.30m)

Overlooking the rear garden via PVCu double glazed window with fitted vertical blind, curtains and pelmet. Finished with papered ceiling and central light pendant. Emulsioned walls. Skirting. Fitted carpet. Wall mounted gas fire.

KITCHEN/BREAKFAST ROOM (14' 3" x 8' 8") or (4.35m x 2.65m)

L shaped room overlooking the rear garden via PVC double glazed window ,PVCu frosted glazed panel and frosted glazed PVCu door leading out to the rear garden. Finished with central fluorescent strip light. Coved ceiling. Emulsioned walls. Vinyl flooring. A range of low level and wall mounted kitchen units with a complimentary roll top work surfaces. Inset sink with drainer. Plumbing for automatic washing machine. Space for high-level fridge freezer. Space for gas cooker. Two fitted storage cupboards. Frosted glazed PVC door leading through to side storage with a part glazed timber door leading back to the front of the property.

LANDING

Loft access hatch. Papered and coved ceiling. Emulsioned walls. Skirting. Fitted carpet. Fitted storage cupboard housing a wall mounted Baxi gas fired combination boiler.

FAMILY BATHROOM

Bathroom overlooking the front via PVCu frosted glazed window with a fitted roller blind and finished with tiled ceiling. Ceramic tiles to the wall and a vinyl floor. Fitted with a three-piece suite in white with a WC, wash hand basin with vanity unit and a bath with low-level mobility access grab rails. Chrome mixer tap over bath shower attachment. Radiator. Wall mounted mirrored bathroom cabinet.



BEDROOM 1 (12' 2" x 11' 0") or (3.70m x 3.35m)

Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind pelmet and curtains to remain. Finished with papered and coved ceiling. Emulsioned walls. Skirting. Fitted carpet. Wall to wall, floor to floor fitted wardrobes with sliding doors.

BEDROOM 2 (10' 6" x 11' 0") or (3.20m x 3.35m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind, pelmet and curtains. Finished with a papered and coved ceiling. Emulsioned walls. Skirting. Fitted carpet. Wall to wall, floor to ceiling fitted wardrobes with sliding doors.

BEDROOM 3 (8' 10" x 7' 10") or (2.70m x 2.40m)


Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind, pelmet and curtains to remain. Finished with papered and coved ceiling. Emulsioned walls. Skirting. Fitted carpet. Floor to ceiling, wall to wall fitted wardrobes with sliding doors.

OUTSIDE

Enclosed front garden laid to patio with off road parking for one vehicle.

Closed South east facing rear garden. Laid to patio with two generous brick built storage sheds, one housing a wc.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
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.

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