

**Dylan Crescent
Port Talbot
Neath Port Talbot.**

Price **£230,000**



- IMMACULATELY PRESENTED
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- TWO BATHROOMS
- ENCLOSED REAR GARDEN
- DRIVEWAY AND GARAGE



General Description

Immaculately presented semi detached family home situated in a popular area conveniently close to Aberavon beach front, local schools, shops and amenities with a short drive to Port Talbot Town Centre and the M4 motorway. Council Tax Band B.

EPC Rating: D66

Dylan Crescent, Port Talbot, Neath Port Talbot.

Property Description

The accommodation comprises of Entrance porch, hallway, Lounge, Sitting room/Dining room/kitchen, utility room and shower room to the ground floor and three bedrooms and family bathroom to the first floor. The property benefits from gas central heating, double glazing, driveway to the front, enclosed rear garden and garage. Viewing is a must to fully appreciate this ideal family home.

Entrance

Via double glazed door into:

Porch

Double glazed window to the front, feature fireplace, coved ceiling, tiled flooring, radiator.

Hallway

Staircase to first floor, under stairs storage cupboard, laminate flooring, door into:-

Kitchen / Dining / Living Room (20' 0" Max x 18' 0" Max) or (6.10m Max x 5.49m Max)

There are french doors to the rear of the lounge leading onto patio area, feature fireplace, two recess alcoves, radiator, breakfast bar open to kitchen area fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating sink and drainer with mixer hose, four ring halogen hob with extractor fan over, eye level oven and grill, integrated fridge and freezer, coved ceiling, laminate flooring, door into:

Utility Room / Rear Lobby

double glazed door to side, fitted with wall unit and work surface, space and plumbing for washing washing, access to roof space, tiled flooring, door into:

Shower Room (7' 0" x 7' 0") or (2.13m x 2.13m)

Double glazed obscure window to the side, fitted with fully tiled walk-in double shower, wash hand basin set in vanity unit and low level WC, part tiled walls, tiled flooring, heated towel rail, extractor fan, radiator.

First Floor Landing

Double glazed obscure window to the side, airing cupboard housing gas central heating boiler, coved ceiling.

Bedroom 1 (11' 11" Max x 11' 0" Max) or (3.63m Max x 3.35m Max)

Double glazed window to the front, part panelled walls, coved ceiling, radiator.

Bedroom 2 (10' 11" Max x 10' 0" Max) or (3.33m Max x 3.05m Max)

Double glazed window to the rear, laminate flooring, coved ceiling, radiator.

Bedroom 3 (8' 01" x 7' 11") or (2.46m x 2.41m)

Double glazed window to the rear, coved ceiling.

Bathroom (8' 10" x 5' 0") or (2.69m x 1.52m)

Double glazed obscure window to the front, fitted with a P shaped bath with overhead shower and side screen, wash hand basin set in vanity unit and low level WC, fully tiled walls, tiled flooring, spotlights to ceiling, heated towel rail.

EXTERNALLY

Garden to front laid to gravel with brick pavia driveway to side, pedestrian gated access to the side leading to enclosed rear garden laid mainly to lawn with patio and decked areas. Pedestrian gated access to rear land and GARAGE.

Services

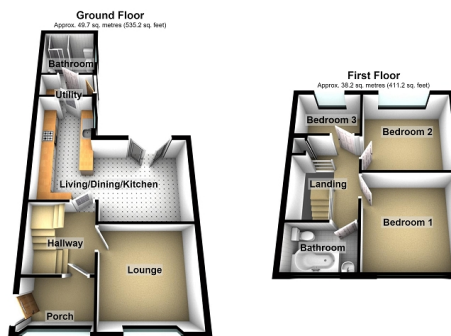
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 549 sq. metres (5464 sq. feet)



Important notice

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