

A photograph of a two-story stone building with a yellow door and a white car parked in front. The building has a stone facade, a chimney, and several windows. A purple overlay on the left contains text.

hrt
herbert r thomas

2 Mansel Street
Neath Port Talbot, SA11
2PD

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2 Mansel Street

Asking price **£167,500**

A deceptively spacious four bedroom end terrace home, situated within the popular area of Briton Ferry ideal for a growing family.

Recently renovated and well maintained four bedroom end terrace property

Nearby access to local amenities such as shops and park

Low maintenance south facing garden with side access and electric garage door to rear

Three bedrooms to the first floor

Loft conversion to second floor housing fourth bedroom

Convenient commuter access to local train station and M4

Two spacious reception rooms

Galley kitchen fitted with sleek white modern units

Recently fitted with new vertical sliding sash style windows to front

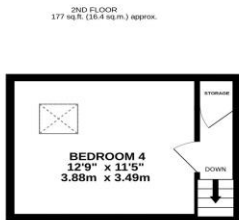
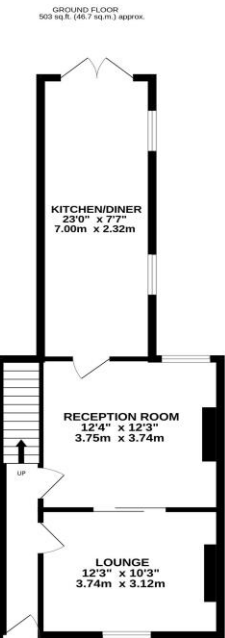
Perfect home for a growing family





Positioned in the popular area of Briton Ferry, this four bedroom end terrace property is an ideal purchase for a growing family. The property benefits from the potential of off road parking to the rear via a newly fitted electric garage door and has had new vertical sliding sash style windows fitted to the front of the house.

A bright yellow composite door leads into the main hallway which provides access to the two reception rooms and stairway leading to the first floor. The lounge to the front offers alcove storage space as well as allowing light to enter the room through the front UPVC window. From the front lounge area, a pair of solid oak cottage style sliding doors lead into the second reception room. The second reception room again offers storage space in the alcoves and a window facing the side of the garden. As the garden is south facing, this room is bright as light flows from the front to the back of the property. A grey carpet is laid throughout both of the reception rooms. Within the second reception room there is ample storage space under the stairs hidden by a curtain.



TOTAL FLOOR AREA: 1129 sq ft. (104.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should not be relied upon for legal purposes.

Following on from the second reception room is the modern galley kitchen/diner which has been fitted with sleek white base, larder and wall mounted units. There is an integrated oven and hob with stainless steel effect backsplash and extractor fan. There is a stainless steel sink with mixer tap fitted below a UPVC window overlooking the side of the garden and ample room for a fridge/freezer to the end of the wood effect laminate worktop space. The kitchen/diner benefits from a grey patterned wood effect vinyl flooring and has views of the garden through double French patio doors and a UPVC window to the side.

To the first floor, the carpeted landing gives you access to three bedrooms, a family bathroom and access to the second floor. The spacious main bedroom is situated at the front of the property and benefits from two UPVC windows that allow light to fill the room. Bedroom two is another spacious double room which benefits from a large window that faces the rear of the property. The third bedroom is located to the rear of the property and is a well proportioned single room that allows light to enter through a window facing the side. All three

bedrooms are fitted with a grey carpet that flows through from the landing.

The family bathroom is fitted with a matching three piece suite that comprises of a panel bath with overhead shower, low level WC and a wall hung wash hand basin. There are large grey stone effect tiles to the walls and floor with an obscure glazed window that allows light to flow into the room. To the second floor, the fourth bedroom is located within the loft conversion. There is plenty of space within this room and it features a large skylight and matching grey carpet as the other bedrooms. The second floor also features a good sized storage cupboard which is located just outside the fourth bedroom.

To the rear of the property, a low maintenance south facing garden with side access and a recently installed electric powered garage door that can provide off road parking at this property. The garden benefits from a patio area that has been laid within the last year and also features external power points and a retractable washing line.





SAT NAV USERS: SA11 2PD

Freehold

Water, Electric, Gas, Drainage

Council Tax Band B

EPC Rating D

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Energy performance certificate (EPC)

2. Mainor Street NEATH SA11 2HG	Energy rating <div style="font-size: 48pt; font-weight: bold; margin: 10px 0;">D</div>	Valid until: 19 March 2029 Certificate number: 8306-7438-0339-1897-4713
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Property type

End-terrace house

Total floor area

117 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#)
[here](#). You can also [find out more about the minimum energy efficiency standard \(landlord guidance\)](#).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy rating](#)

Current

Potential

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is B
- the average energy score is 80

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

