



Mansel Street, Port Talbot Town, Port Talbot, Neath Port Talbot. SA13 1BL

£129,950



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Early viewing recommended to appreciate this conveniently located three bedroom family home within walking distance to Port Talbot town centre. Ideal for FIRST TIME BUYERS or INVESTORS.

£129,950 - Freehold

- Three bedroom mid terrace house
- Two reception rooms
- Low maintenance rear garden with garage
- Central location
- First floor bathroom
- Council Tax B/ EPC D



DESCRIPTION

We are pleased to present to the market this conveniently located three bedroom family home within walking distance of Port Talbot town centre. Close access to local shops, amenities and good transport links to the M4. This traditional terraced property offers well proportioned accommodation throughout and would be an ideal purchase for FIRST TIME BUYERS or INVESTORS. Available with NO ONGOING CHAIN.

Property briefly consists of two reception rooms, kitchen, three bedroom, family bathroom.

Externally there are front and rear gardens and a single garage.

ENTRANCE

Entrance via white PVCu double glazed door leading into hallway. Skimmed ceiling with inset spotlights. Emulsioned walls. Laminate flooring.

RECEPTION 1 (11' 8" x 10' 7") or (3.55m x 3.22m)

Emulsioned ceiling. Emulsioned walls. Fitted carpet. PVCu double glazed window to front of property. Radiator. Cupboard housing fuse box and gas supply.

RECEPTION 2 (11' 11" x 9' 11") or (3.62m x 3.03m)

Emulsioned ceiling. Emulsioned walls with one feature papered wall. Fitted carpet. PVCu double glazed window to rear of property. Radiator.

KITCHEN (18' 11" x 8' 10") or (5.76m x 2.69m)

Emulsioned ceiling. Emulsioned walls. Tiled flooring. Two PVCu double glazed windows to side of property. PVCu double glazed french doors leading to rear garden. Radiator. Range of floor and wall units with complementary worktops. Stainless steel single bowl sink with chrome hot and cold mixer tap. Built in electric hob, oven and extractor hood. Space for washing machine. Space for fridge/freezer.

LANDING

Emulsioned ceiling. Loft access hatch. Emulsioned walls. Fitted carpet. Radiator. Staircase with spindle balustrade. Doors leading off.

BEDROOM 1 (15' 4" x 10' 7") or (4.68m x 3.22m)

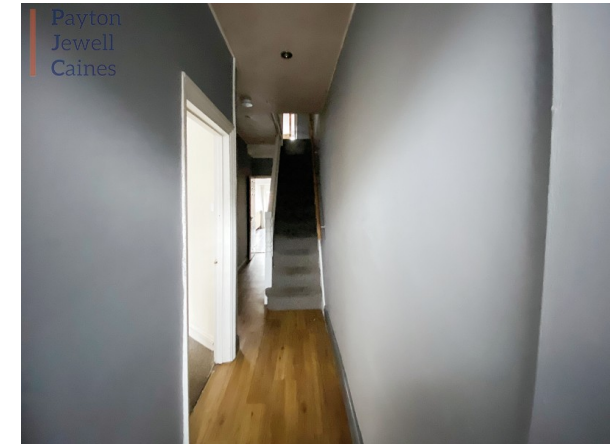
Emulsioned ceiling. Emulsioned walls with one feature papered wall. Two PVCu double glazed windows to front of property. Radiator. Fitted carpet.

BEDROOM 2 (12' 0" x 9' 11") or (3.65m x 3.01m)

Emulsioned ceiling. Emulsioned walls. PVCu double glazed window to rear of property. Radiator. Fitted carpet.

BEDROOM 3 (8' 4" x 7' 9") or (2.55m x 2.36m)

Emulsioned ceiling. Emulsioned walls with one feature papered wall. Two PVCu double glazed windows to rear of property. Radiator. Fitted carpet. Cupboard housing the gas fired combination boiler.



FAMILY BATHROOM (9' 8" x 4' 6") or (2.95m x 1.38m)

PVCu clad ceiling with inset spotlights. Respatex walls. PVCu double glazed window to side of property. Wall mounted heated towel rail. Vinyl flooring. Room is fitted with a three piece white suite comprising of low level WC. Pedestal wash hand basin with chrome hot and cold mixer tap. Bath with chrome hot and cold mixer tap with shower head attachment and glass shower screen.

FRONT GARDEN

Bounded on three sides by brick wall. Wooden gate with stone pathway leading to front door. Low maintenance stone paved courtyard.

REAR GARDEN


Bounded on three sides by brick wall and wooden fence. Low maintenance stone paved garden. Garage at end of garden with side courtesy door. Gate access to lane at the rear of the garden.

NOTES

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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.



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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