



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

£129,995

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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.

£129,995 - Freehold

- Three bedroom mid terrace house
- Two reception rooms
- Downstairs w.c. and bathroom
- Large than average garage
- NO ONGOING CHAIN
- 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/breakfast room, three bedrooms, separate w.c. and family bathroom.

Externally there are front and rear gardens and a larger than average garage with mechanic pit.

ENTRANCE

Accessed via PVCu part panelled part decorative double glazed door leading into:

VESTIBULE

Tongue and groove ceiling. Fully tiles walls and floor tiles. Full glazed door into:

ENTRANCE HALL

Artexed and coved ceiling. Papered walls with picture rail. Radiator. Fitted carpet. Staircase to first floor accommodation. Door into:

RECEPTION 1 (11' 7" x 10' 8") or (3.53m x 3.24m)

Artexed and coved ceiling. Ceiling rose. Papered walls. Wall light facilities to alcoves. Radiator. Fitted carpet. Front facing PVCu double glazed window with fitted Venetian blinds. Focal point to the room is the feature fireplace with wood panelling and stone fire surrounds.

RECEPTION 2 (12' 6" x 12' 0") or (3.82m x 3.66m)

Artexed and coved ceiling. Ceiling rose. Artexed walls with dado rail. Wall light facilities to alcoves. Radiator. Fitted carpet. Focal point to the room is the wood fire surrounds with living flame gas fire set on hearth. Under stair storage. Wood framed singled glazed window and fully glazed door into kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM (15' 5" x 9' 5") or (4.69m x 2.86m)

Tongue and groove to ceiling with inset ceiling lights. Fully tiled walls. Tiled flooring. Room is fitted with a range of solid wood wall and base units with complementary work surfaces. Larder cupboard. Integral fridge freezer. Six ring gas hob with concealed extractor hood. Split level separate oven and grill. Radiator. Decorative arch feature giving access to the one and a single drainer sink unit and mixer tap. Plumbing in place for washing machine. Wall mounted glass display cabinet. Base units with complementary work surfaces. Breakfast bar. Radiator. Continuation of the tiled flooring. Rear facing PVCu double glazed window. Wood framed fully glazed door into:

INNER PASSAGE

Artexed ceiling. Half emulsioned half tiled walls. Tiled flooring. Two doors leading off. Frosted PVCu double glazed door to rear.



SEPARATE WC

PVCu tongue and groove to ceiling. Fully tiled walls. Continuation of tiled flooring. Radiator. Rear facing frosted PVCu double glazed window. Low level w.c.

BATHROOM (7' 7" x 5' 11") or (2.31m x 1.81m)

PVCu tongue and groove to ceiling. Fully tiled walls. Continuation of tiled flooring. Three piece suite comprising pedestal wash hand basin, tiled panelled bath and shower cubicle with mains fed shower and fully tiled. Heated towel rail. Rear facing frosted PVCu double glaze window.

LANDING

Wood tongue and groove to ceiling. Loft access hatch. Papered walls. Fitted carpet. Cupboard. All doors leading off.

BEDROOM 1 (15' 3" x 10' 7") or (4.65m x 3.23m)

Skimmed and coved ceiling. Emulsioned walls. Radiator. Fitted carpet. Front facing two PVCu double glazed windows with venetian blinds.

BEDROOM 2 (11' 10" x 10' 2") or (3.60m x 3.09m)

Skimmed and coved ceiling. Emulsioned walls. Radiator. Fitted carpet. Rear facing PVCu double glazed tilt & turn window with venetian blinds.

BEDROOM 3 (10' 0" x 8' 10") or (3.05m x 2.69m)

Artexed and coved ceiling. Emulsioned walls. Radiator. Fitted carpet. Rear facing PVCu double glazed tilt & turn window. Fitted wardrobes with bridging units over bed area, bed side cabinets and shelving. Double wardrobe housing the combination boiler.

OUTSIDE

The front has a low maintenance forecourt with footpath leading to front door. Garden is enclosed and bounded by wall.

The rear has a low maintenance garden with outbuildings housing storage and w.c. Paved areas. Raised flower beds. Courtesy door and window into larger than average garage.

GARAGE (18' 10" x 15' 1") or (5.75m x 4.61m)

Accessed via rear lane with an electric roller shutter. Power supply. Mechanic pit.


NOTE

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



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(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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