

Payton
Jewell
Caines



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

£120,000

PJC PAYTON
JEWELL
CAINES

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

We are pleased to offer to the market this beautifully presented two bedroom mid terrace house situated in the heart of Port Talbot town centre, close to local shops, amenities, schools and transport links.

£120,000

- Two bedroom mid terrace house
- Two reception rooms
- Upstairs family bathroom
- Garage
- Close to Port Talbot town centre
- Council tax band B/EPC



DESCRIPTION

We are pleased to offer to the market this beautifully presented two bedroom mid terrace house situated in the heart of Port Talbot town centre, close to local shops, amenities, schools and transport links.

Accommodation briefly consists of porch, hallway, two reception rooms and kitchen/diner. To the first floor two bedrooms and family bathroom. To the outside front courtyard and rear garden with garage.

PORCH

Access via part glazed PVCu front door. Half emulsioned walls. Original tiled flooring. Opening into:

HALLWAY

Papered ceiling. Papered walls. Radiator. Stairs to first floor. Fitted carpet. Doors leading off.

RECEPTION 1 (11' 9" x 10' 7") or (3.59m x 3.22m)

Tiled ceiling. Papered walls. Front facing PVCu double glazed window. Radiator. Original tiled fireplace. Fitted carpet.

RECEPTION 2 (11' 10" x 10' 0") or (3.60m x 3.06m)

Papered ceiling. Papered walls. Rear facing PVCu double glazed window. Two radiators. Fitted carpet.

KITCHEN/DINER (18' 3" x 9' 1") or (5.57m x 2.78m)

Skimmed ceiling. Papered walls with ceramic tiles to splashback areas. Two side facing and one rear facing PVCu double glazed windows. Room is fitted with a range of grey gloss floor and wall cupboards with black laminate worktops. Stainless steel sink and drainer. Under counter space for one appliance. Space for free standing cooker. Space for upright fridge freezer. Two radiators. Vinyl floor covering. Part glazed PVCu door leading to rear garden.

LANDING

Papered ceiling. Loft access hatch. Papered walls. Built in storage cupboard. Fitted carpet. All doors leading off.

BEDROOM 1 (15' 4" x 10' 8") or (4.67m x 3.26m)

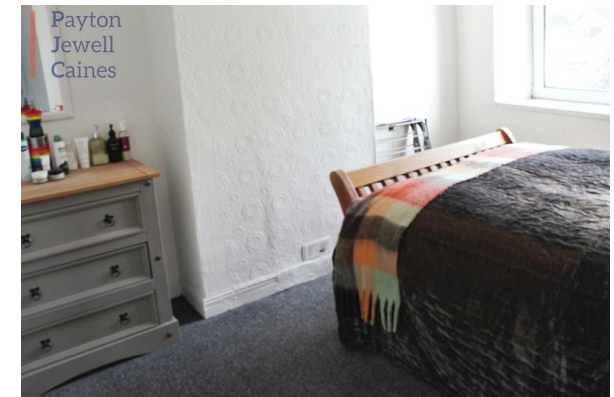
Papered ceiling. Papered walls. Two front facing PVCu double glazed windows. Radiator. Fitted carpet.

BEDROOM 2 (11' 9" x 9' 10") or (3.57m x 3.00m)

Polystyrene tiled ceiling. Papered walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

FAMILY BATHROOM (10' 2" x 8' 10") or (3.10m x 2.70m)

Skimmed ceiling. Emulsioned walls with ceramic tiles to splash back areas. Rear facing PVCu frosted double glazed window. Room is fitted with a three piece suite comprising w.c., pedestal wash hand basin and bath tub with shower head attachment. Built in storage cupboard housing gas fired combi boiler. Radiator. Vinyl flooring.




OUTSIDE

The front is bounded on three sides by brick and block wall. Metal gate leading onto stone paved front courtyard.

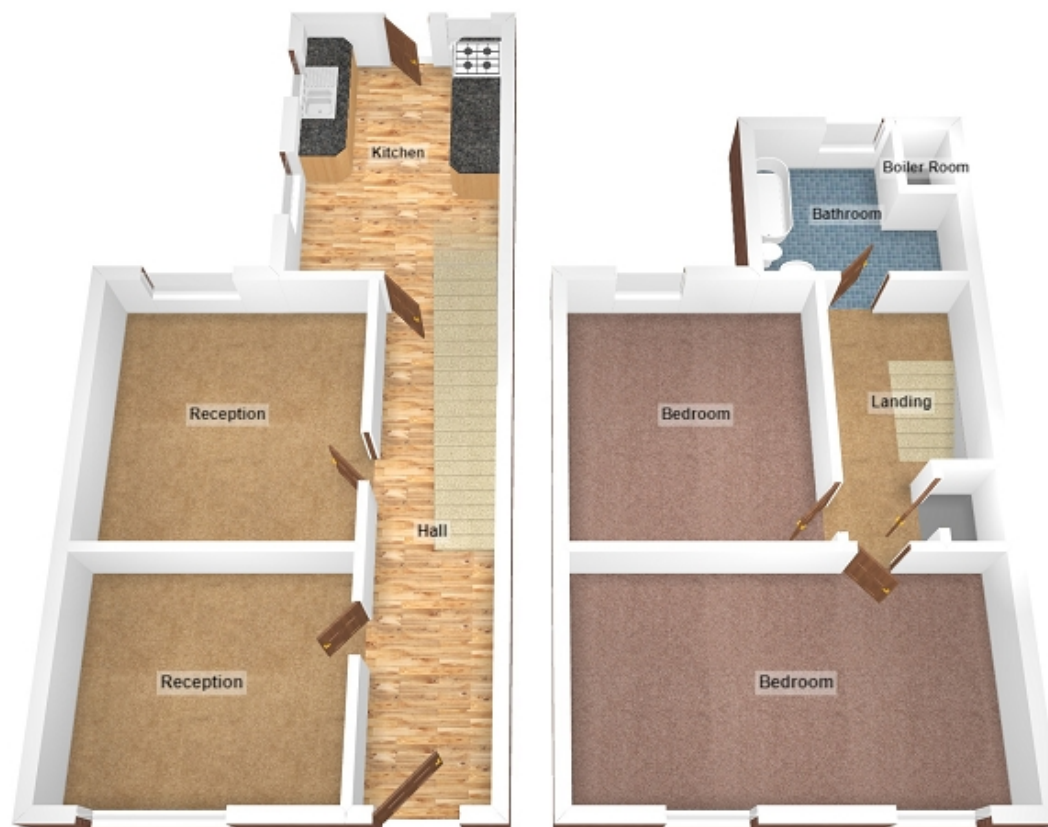
The rear is enclosed and bounded by stone and block walls. Wooden gate leading to rear lane. Garage with traditional up and over door. Garden is laid mainly with stone pavers. Graveled beds.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(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.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk