

**Leslie Street
Port Talbot
Neath Port Talbot.**

Price **£99,995**



- MID TERRACE PROPERTY
- TWO BEDROOMS & LOFT ROOM
- LOUNGE/DINING ROOM
- BATHROOM/W.C. & SHOWER ROOM/W.C.
- GAS CENTRAL HEATING
- DOUBLE GLAZING

General Description

Offered for sale is this two bedroom plus loft room mid terrace property benefiting from having a ground floor shower room and first floor bathroom situated close to the Port Talbot Town Centre with all its amenities, the Port Talbot transport hub and with good access to the M4 Motorway. Council Tax Band B.

EPC Rating: D59

Property Description

Offered for sale is this two bedroom plus loft room mid terrace property with the accommodation comprising of the above mentioned bedrooms, hallway, lounge/dining room, fitted kitchen, shower room/W.C. and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing and an enclosed rear courtyard garden.

Porch

Laminate floor, part tiled walls and door into:

Hall

Stairs to the first floor, laminate floor and door into:

Lounge/Dining Room (21' 05" Max x 13' 01" Max) or (6.53m Max x 3.99m Max)

Laminate floor, two radiators and coved ceiling. Double glazed obscure window to the rear and double glazed window to the front. Door into:

Kitchen (16' 0" Max x 9' 0" Max) or (4.88m Max x 2.74m Max)

Fitted with a range of wall and base units with worktops over incorporating stainless steel one and half bowl sink and drainer. Four ring ceramic hob and electric double oven and grill. Plumbing for washing machine and dishwasher. Understairs storage cupboard, laminate floor, textured ceiling and radiator. Double glazed window and door to the rear. Door into:

Shower Room (8' 01" x 4' 05") or (2.46m x 1.35m)

Comprising disabled walk in shower, wash hand basin and low level W.C. Storage cupboard housing gas central heating boiler and Polysafe wet room flooring. Respatex panelling to walls, radiator and double glazed obscure window to the side.

First Floor Landing

Stairs to the attic room, understairs storage cupboard and double glazed window to the rear.

Bedroom 1 (11' 03" x 9' 0") or (3.43m x 2.74m)

Fitted with a range of wardrobes and overbed storage. Laminate floor, coved ceiling, radiator and double glazed window to the front.

Bedroom 2 (10' 01" x 9' 08") or (3.07m x 2.95m)

Coved ceiling, laminate floor, radiator and double glazed window to the rear.

Bathroom/W.C. (7' 06" x 5' 09") or (2.29m x 1.75m)

Comprising corner shower cubicle with overhead shower, vanity wash hand basin and low level W.C. Respatex panelling to walls, stainless steel heated towel rail and Polysafe flooring. Double glazed obscure window to the front.

Attic Room (15' 0" Max x 11' 09") or (4.57m Max x 3.58m)

Fitted with storage cupboards to eaves, laminate floor and two radiators. Velux windows to the front and rear.

Outside

Enclosed courtyard garden laid to brick pavia and pedestrian gated access to the rear lane.

Broadband and Mobile phone

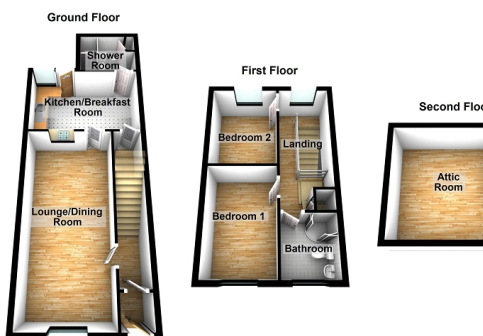
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Tenure

Freehold

Council Tax

B



Important notice

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.