

Payton
Jewell
Caines



6 Mansel Street, Port Talbot – SA13 1BH
Port Talbot

£140,000



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Port Talbot

This well-presented three bedroom mid terrace house offers a fantastic opportunity for families and first-time buyers alike, with the added benefit of no ongoing chain. The property features two spacious reception rooms, providing flexible living and dining options to suit your lifestyle. The modern kitchen is well-appointed, offering ample storage and workspace. Upstairs, you will find three generously sized bedrooms, each with plenty of natural light, and a family bathroom fitted with contemporary fixtures. The home is ideally situated close to a range of local amenities, including shops, cafes, and supermarkets, as well as highly regarded schools, making it a convenient choice for those with children. The layout is both practical and inviting, with neutral decor throughout, allowing you to move straight in and make it your own. With gas central heating and double glazing, comfort is assured all year round. This property represents an excellent opportunity to secure a comfortable and versatile home in a popular location, with the added advantage of a straightforward purchasing process thanks to the absence of an onward chain. Early viewing is highly recommended to appreciate all that this delightful house has to offer.

- Three bedroom mid terrace house
- Two Reception Rooms
- Close to Local Amenities and Schools
- No Ongoing Chain
- EPC - D
- Council Tax Band B
- Rear Garden with Lane Access



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Entrance

14' 1" x 2' 11" (4.30m x 0.90m)

Via opaque PVCu front door into the entrance hall with tiled flooring.

Reception 1

12' 2" x 10' 10" (3.70m x 3.30m)

PVCu window, radiator and fitted carpet. Storage cupboard.

Reception 2

11' 10" x 12' 6" (3.60m x 3.80m)

PVCu window, radiator and fitted carpet. Electric fireplace.

Kitchen

9' 2" x 7' 10" (2.80m x 2.40m)

Tiling to splash back areas, PVCu window and tiled flooring. A range of wall and base units with complementary work surfaces. Space for freestanding cooker and fridge/freezer. Boiler cupboard.

Utility

8' 2" x 2' 7" (2.50m x 0.80m)

Plumbing for washing machine. Space for tumble dryer. PVCu opaque door leading to the rear garden. Tiled flooring.

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Bathroom

7' 10" x 5' 3" (2.40m x 1.60m)

Tiled walls, tiled flooring, PVCu opaque window, towel radiator and tiled flooring. Three piece suite comprising low level WC, and bath with overhead shower.

First floor landing

11' 2" x 5' 3" (3.40m x 1.60m)

Via stairs. Fitted carpet. PVCu window.

Bedroom 1

11' 2" x 11' 2" (3.40m x 3.40m)

PVCu window, original feature fireplace, radiator and fitted carpet

Bedroom 2

11' 6" x 8' 6" (3.50m x 2.60m)

PVCu window, original feature fireplace and radiator.

Bedroom 3

7' 10" x 11' 6" (2.40m x 3.50m)

Two PVCu windows, radiator and fitted carpet.

Outside

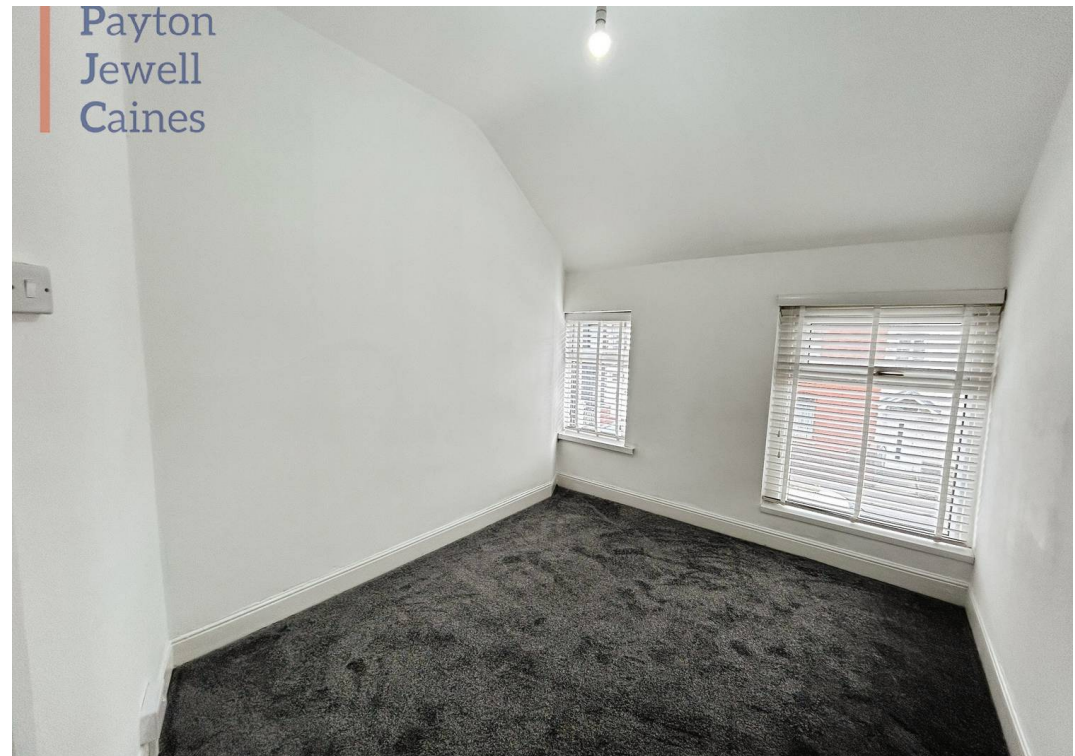
North facing rear garden with an area laid to lawn, area laid to decking.

Rear lane access. Street parking.

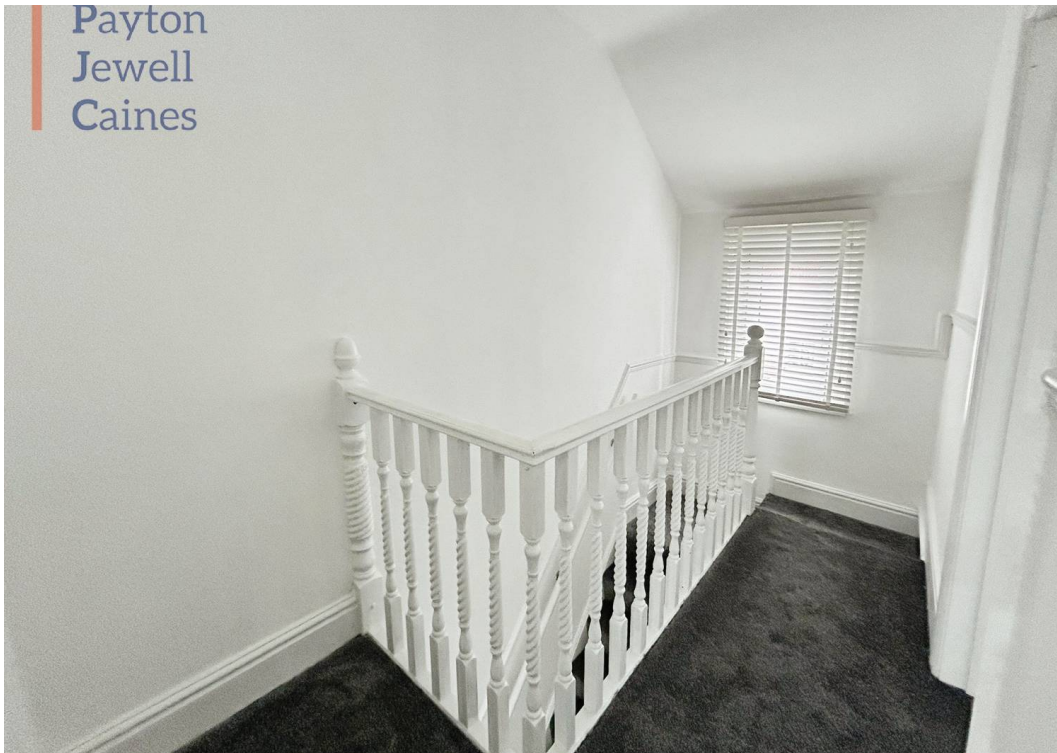
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		



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