



31 Leslie Street, Port Talbot – SA12 6EW

Port Talbot

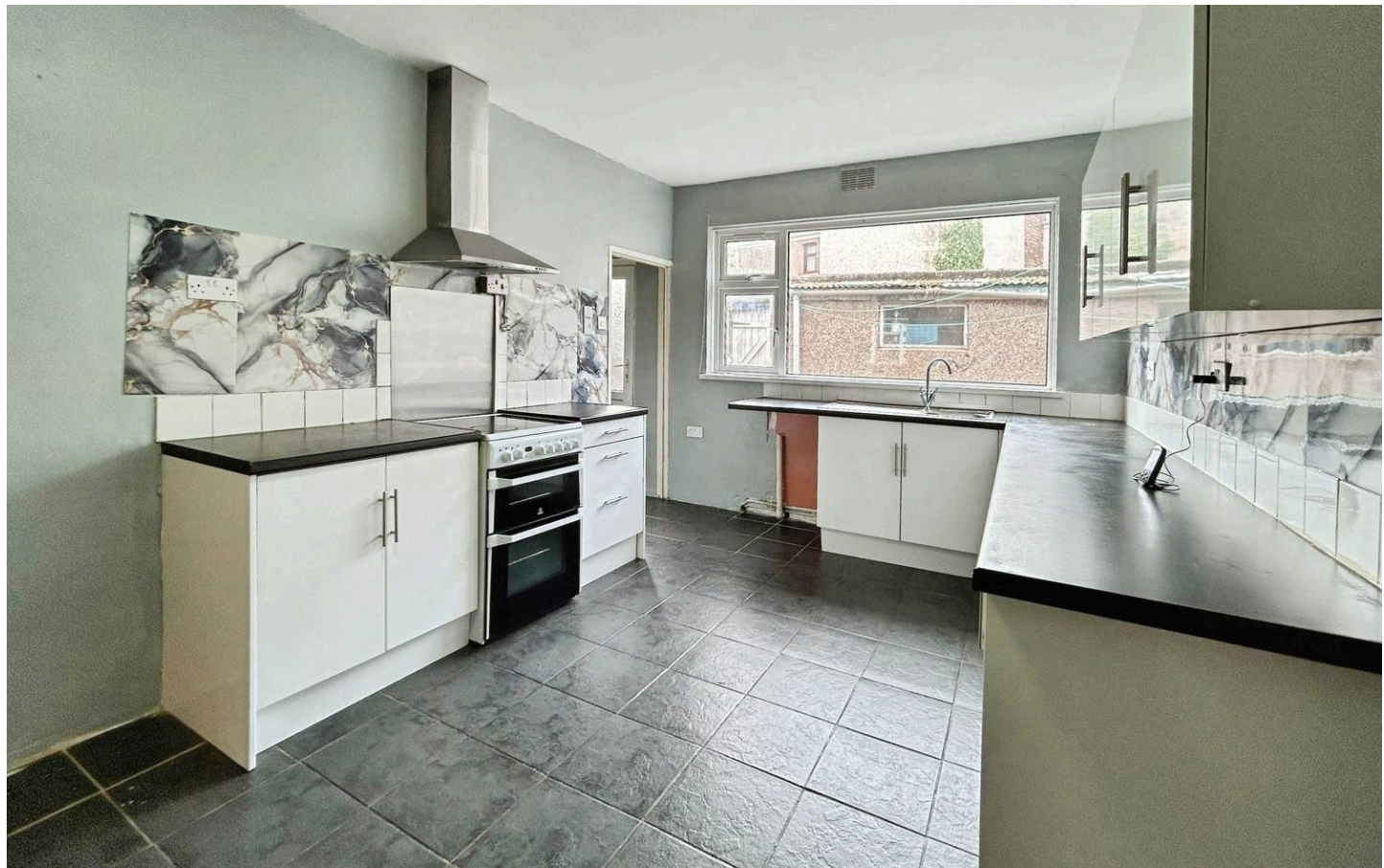
£110,000

31 Leslie Street

Port Talbot

This three bedroom mid terrace house is offered with no ongoing chain, making it an ideal choice for both first-time buyers and investors. The property features two generous reception rooms, providing flexible living and dining spaces that can be tailored to your needs. The kitchen is conveniently located on the ground floor, adjacent to a practical downstairs bathroom and a separate WC (perfect for busy households or guests). Upstairs, three well-proportioned bedrooms offer comfortable accommodation for families or those seeking additional space for a home office or hobbies. Located close to local amenities and reputable schools, this home is perfectly positioned for easy access to shops, services, and educational facilities. With excellent transport links nearby, commuting and daily errands are made simple. This attractive property combines spacious living with a convenient location, presenting a fantastic opportunity for those looking to settle in a popular residential area. Early viewing is highly recommended to fully appreciate all that this home has to offer.

- Three bedroom mid terrace house
- No ongoing chain
- Two reception rooms
- Downstairs bathroom and separate WC
- Courtyard garden
- Close to local amenities and Schools





Entrance

9' 10" x 5' 11" (3.00m x 1.80m)

Via PVCu opaque door into the entrance hall, radiator and laminate flooring.

Reception room 1

15' 1" x 10' 2" (4.60m x 3.10m)

radiator, gas fire and laminate flooring.

Reception room 2

9' 6" x 8' 2" (2.90m x 2.50m)

PVCu window, radiator and vinyl flooring

Kitchen

16' 1" x 9' 10" (4.90m x 3.00m)

A range of wall and base units with complementary work surfaces. PVCu window radiator and tiled flooring. Space for freestanding cooker. Space for fridge/freezer, dishwasher and washing machine.

Bathroom

9' 2" x 5' 3" (2.80m x 1.60m)

Three piece suite comprising sink and bath with overhead shower. Radiator.

Separate WC

4' 11" x 2' 7" (1.50m x 0.80m)

WC and laminate flooring.

Rear porch

5' 3" x 2' 11" (1.60m x 0.90m)

PVCu opaque door. Tiled flooring.



First floor landing

5' 11" x 2' 7" (1.80m x 0.80m)

Via stairs. Fitted carpet.

Bedroom 3

7' 7" x 5' 11" (2.30m x 1.80m)

PVCu window, radiator and fitted carpet.

Bedroom 2

10' 10" x 8' 6" (3.30m x 2.60m)

PVCu window, radiator and fitted carpet.

Bedroom 1

11' 6" x 9' 6" (3.50m x 2.90m)

Built in wardrobes, radiator, two PVCu windows and fitted carpet.

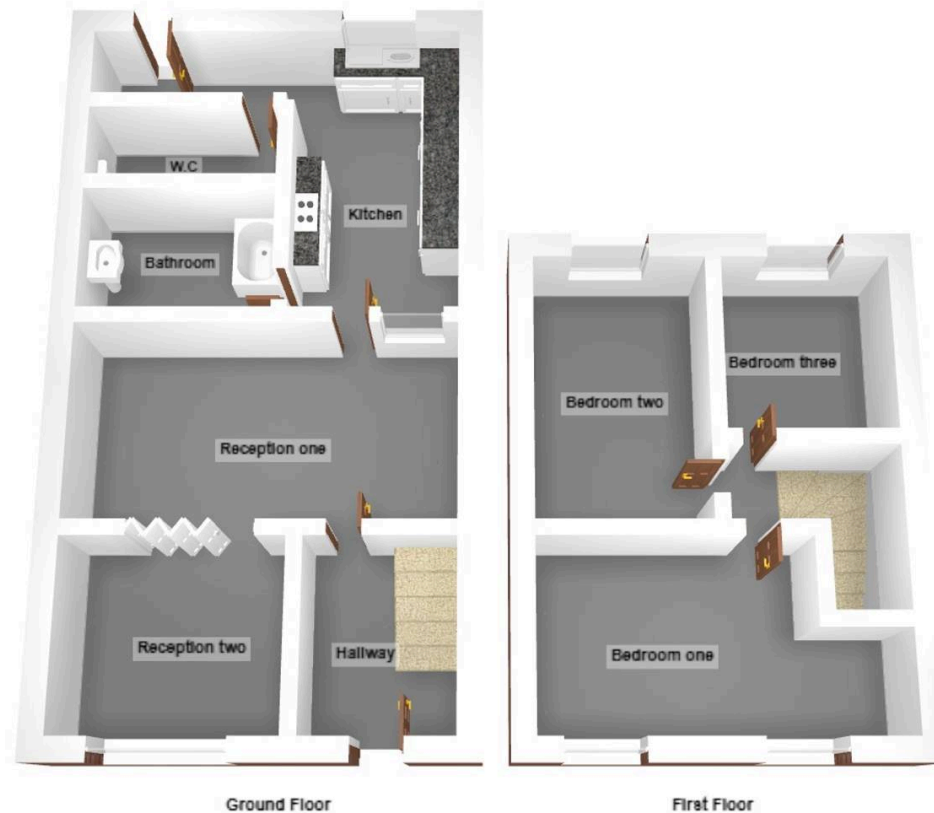
Outside

Courtyard rear garden with shed. Rear lane access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(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	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		



Payton Jewell Caines

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