



Manor Street, Port Talbot, Neath Port Talbot. SA13 1AB

£109,950



# Manor Street, Port Talbot, Neath Port Talbot. SA13 1AB

We are pleased to offer this THREE BEDROOM TERRACED HOUSE situated within walking distance to the town centre, Central infants and primary school. Good links to M4 corridor. Ideal family home.

£109,950 - Freehold

- Three bedroom terraced house
- Open plan lounge/diner
- Utility room
- Downstairs shower room
- Rear lane access for off road parking



## DESCRIPTION

We are pleased to offer this three bedroom terraced house situated within walking distance to the town centre, Central infants and primary school. Good links to M4 corridor.

Accommodation briefly comprises to ground floor vestibule, entrance hallway, lounge/diner, kitchen, inner passage, utility room and downstairs shower room. To the first floor three bedrooms. To the outside a rear garden with lane access for off road parking.

## VESTIBULE

Access via PVCu front door. Stippled ceiling. Papered walls. Tiled flooring. Multi glazed door into:

## ENTRANCE HALL

Stippled ceiling. Papered walls. Radiator. Fitted carpet. Door into:

## LOUNGE/DINER (21' 0" x 12' 11") or (6.40m x 3.94m)

Papered ceiling. Papered walls. Front and rear facing double glazed PVCu windows. Vertical blinds. Onset electric fire set on marble hearth with stone effect surround and wooden mantle. Two sets of radiator. Fitted carpet. Door into:

## KITCHEN (10' 2" x 10' 0") or (3.09m x 3.06m)

Skimmed ceiling. Fully tiled walls. Side facing double glazed PVCu window. Radiator. A range of wall and base units with complimentary work surfaces. Single drainer sink unit with mixer tap. Electric cooker. Space for fridge freezer. Under stair storage. Tiled flooring. Door into:

## INNER PASSAGE

Polystyrene tiled ceiling. PVCu cladding to walls. Tiled flooring.

## UTILITY ROOM

Polystyrene tiled ceiling. Access into attic. Respatex walls. Rear facing double glazed PVCu window. Plumbing for automatic washing machine. Space for appliances. Single drainer sink unit. Wall mounted combi boiler. Tiled flooring. Frosted fully glazed PVCu door leading to rear garden.

## DOWNSTAIRS SHOWER ROOM (7' 2" x 4' 9") or (2.19m x 1.44m)

Respatex ceiling. Inset spotlights. Respatex walls. Side facing double glazed PVCu window. Three piece suite in white comprising low level w.c., pedestal hand basin and shower cubicle with electric shower. Chrome towel rail heater. Tiled flooring.

## LANDING

Polystyrene tiled ceiling. Access into attic. Papered walls. Rear facing frosted double glazed PVCu window. Cupboard with shelving. Fitted carpet. All doors leading off.

## BEDROOM 1 (11' 7" x 8' 11") or (3.53m x 2.72m)

Polystyrene tiled ceiling. Papered walls. Front facing double glazed PVCu window. Vertical blinds. Built-in sliding door wardrobes with bridging units over bed area. Fitted carpet.



## **BEDROOM 2 (10' 11" x 9' 0") or (3.34m x 2.75m)**

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

## **BEDROOM 3 (8' 5" x 7' 1") or (2.56m x 2.15m)**


Polystyrene tiled ceiling. Papered walls. Front facing double glazed PVCu window. Vertical blinds. Fitted carpet.

## **OUTSIDE**

The front fronts the pavement with on street parking. The rear is enclosed and bounded by mainly wall and wood panel. Laid to lawn. Storage sheds. Gates to off road parking for vehicle.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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01639 891268

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)