



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

£165,000

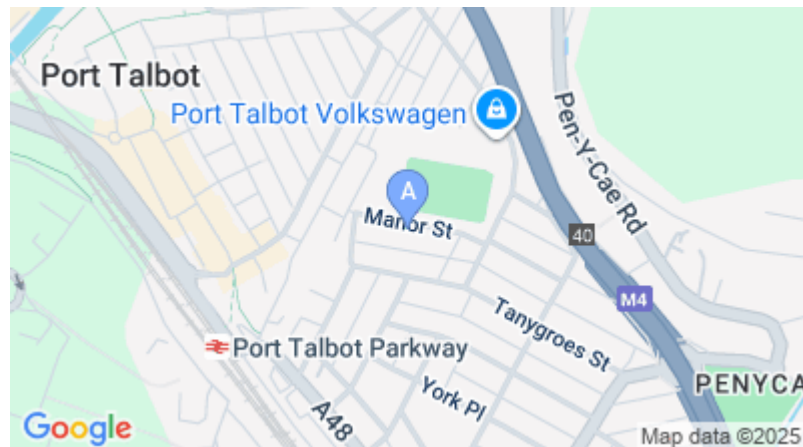


## Manor Street, Port Talbot, Neath Port Talbot. SA13 1AB

Introducing to the market this impressive three bedroom terrace house situated close to Port Talbot town centre, with good transport links to the local bus hub and to the M4 corridor. Accommodation benefits from open plan lounge/diner with media wall, modern fitted kitchen, downstairs bathroom and double garage to the rear. Ideal purchase for first time buyers or growing families.

£165,000

- Three bedroom terraced house
- Lounge/diner with media wall
- Modern fitted kitchen with island
- Downstairs bathroom
- Double garage to rear
- Immaculate throughout





## DESCRIPTION

Introducing to the market this impressive three bedroom terrace house situated within walking distance to Port Talbot town centre with all the shops, amenities and the local bus hub with also good links to the M4 corridor. Accommodation benefits from open plan lounge/diner with media wall, modern fitted kitchen, downstairs bathroom and double garage to the rear. Ideal purchase for first time buyers or growing families.

## PORCH

Access via composite front door. Artexed and coved ceiling. Emulsioned walls. Wood effect vinyl flooring. Door into:

## HALLWAY

Artexed and coved ceiling. Pendant light. Emulsioned walls. Radiator. Grey wood effect vinyl floor. Stairs to first floor. Door into:

## OPEN PLAN LOUNGE/DINER (20' 4" x 12' 10") or (6.21m x 3.92m)

Emulsioned ceiling. Two light fittings. Emulsioned walls. Two modern design radiators. Grey wood effect vinyl flooring. Front facing PVCu double glazed window. Across one wall is media wall with space for TV. Fitted cupboards housing gas and electric meters. Door into:

## KITCHEN (16' 5" x 15' 5") or (5.0m x 4.69m)

Emulsioned ceiling with two velux windows and one sky light. Spotlights. Emulsioned walls with one wall grey brick effect. Two wall mounted design radiators. Ceramic floor tiles. Kitchen is fitted with a range of grey matt floor and wall cupboards with laminate work top. Built in four ring electric hob. High level built in electric oven. Integrated fridge and freezer. Central island with stainless steel sink. Under counter storage including integrated dishwasher. Integrated washer/dryer. Fitted wall cupboards with space for TV. Rear facing PVCu double glazed doors leading to rear garden. Under stair storage cupboard. Door into:

## BATHROOM (9' 9" x 6' 0") or (2.97m x 1.84m)

PVCu clad ceiling with inset spotlights. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Wall mounted design radiator. Room is fitted with grey gloss storage cabinets housing wash hand basin, low level W.C. and walk in shower with wall mounted rain fall shower head. Rear facing frosted PVCu double glazed window.

## LANDING

Artexed ceiling. Pendant light fitting. Loft access hatch with drop down ladder. Emulsioned walls. Rear facing PVCu double glazed window. Fitted carpet. Built in original storage cupboard.

## BEDROOM 1 (10' 10" x 8' 10") or (3.29m x 2.70m)

Emulsioned ceiling. Pendant light. Emulsioned walls. Radiator. Fitted carpet. Front facing PVCu double glazed window with fitted Venetian blinds. Cupboard housing gas fired combination boiler.

## BEDROOM 2 (9' 1" x 8' 6") or (2.77m x 2.60m)

Emulsioned and coved ceiling. Pendant light. Emulsioned walls with one feature papered wall. Radiator. Grey wood effect vinyl flooring. Rear facing PVCu double glazed window. Across one wall is floor to ceiling built in storage with mirrored doors.

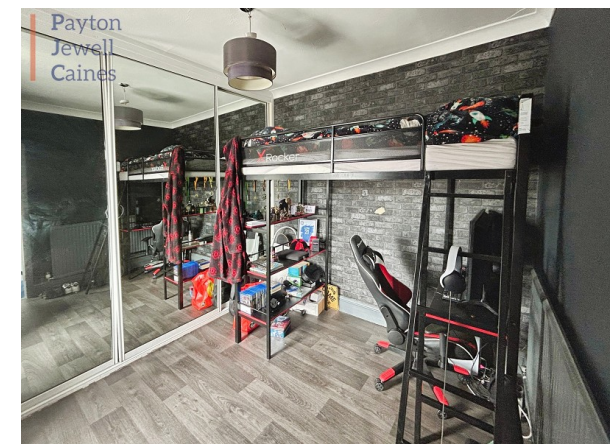


### BEDROOM 3 (8' 2" x 6' 9") or (2.50m x 2.07m)

Artexed and coved ceiling. Pendant light. Emulsioned walls. Radiator. Fitted carpet. Front facing PVCu double glazed window with fitted Venetian blind.


### REAR GARDEN

The garden is bounded on two sides by wood fencing. Across the back is a double garage with roller shutter door, PVCu door and window. Garden is laid mainly to Astro turf with a wooden decked area.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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