



## **54 Mansel Street, Port Talbot, SA13 1BH**

### **£105,000**

....IDEAL FIRST TIME BUYERS!!...OR INVESTMENT PROPERTY!!...Pennaf Premier are pleased to offer for sale with NO forward chain this three bedroom terraced property which is within walking distance of Port Talbot town centre, close to schools, train station and other local amenities.

The property briefly comprises of two reception rooms, kitchen and bathroom on the ground floor and three bedrooms to the first floor. The property benefits from having a combi boiler, being fully double glazed and enclosed rear garden with rear lane access. Viewing is highly recommended and to arrange a viewing please call Pennaf Premier on 01639 760033.

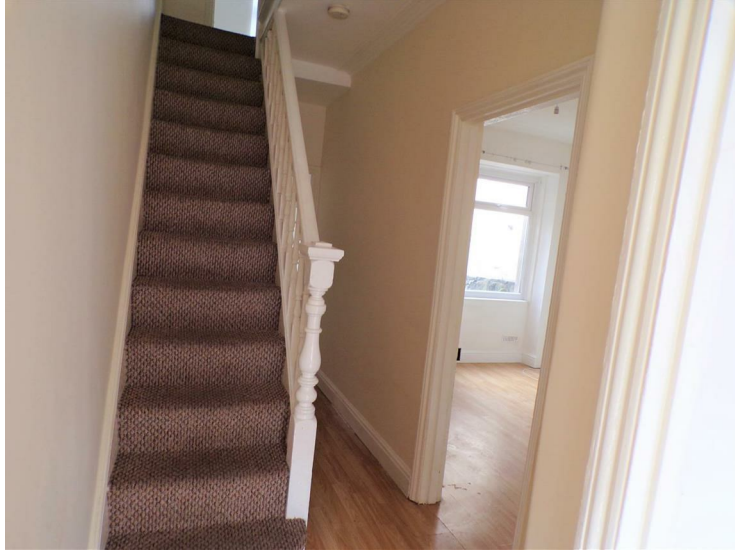


### Entrance Porch

Entrance via Upvc front door into outer porch. Laminate flooring, emulsion walls, door leading into hallway.

### Hallway

Laminate flooring, emulsion walls with coving to ceiling, central light, radiator, stairs to the first floor.



### Kitchen

9'11" x 8'11" (3.034 x 2.724)

Combination of wall and base units with contrasting laminate work tops, space for cooker with stainless steel splash back, inset stainless steel sink with mixer tap, space and plumbing for washing machine, vinyl flooring, emulsion walls, side facing Upvc double glazed window, radiator, central light.

### Reception Room One

10'10" x 10'8" (3.325 x 3.255)

Continuation of laminate flooring, large front facing Upvc picture window, emulsion walls, with coving to ceiling, radiator, central light, cupboards to the alcove housing the consumer unit, cupboard housing gas meter.



### Outer Lobby

Vinyl flooring, emulsion walls, side facing Upvc double glazed door giving access to the rear garden, doors leading into bathroom and W.C..

### Bathroom

7'8" x 5'11" (2.360 x 1.817)

Panelled bath with shower over and tiled splash back, pedestal wash hand basin, vinyl flooring, emulsion walls, radiator, central light, rear facing Upvc double glazed window with obscure glass, built in storage cupboard.

### Reception Room Two

11'9" x 9'8" (3.582 x 2.961)

Continuation of laminate flooring, emulsion walls, radiator, central light, rear facing Upvc double glazed window.



### Separate W.C.

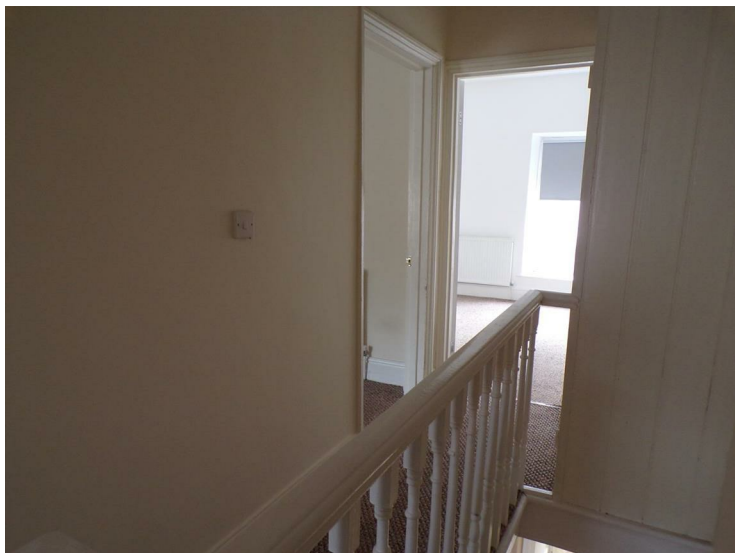
2'8" x 4'6" (0.822 x 1.385)

W.C., vinyl flooring, emulsion walls, radiator, rear facing Upvc double glazed window with obscure glass.



### Stairs and Landing

Carpet to the stairs and landing, emulsion walls, central light, loft access.



### Bedroom One

15'0" x 7'9" (4.586 x 2.370)

Carpet, emulsion walls, radiator, central light, two front facing Upvc double glazed windows.



### Bedroom Two

11'10" x 9'8" (3.626 x 2.950)

Carpet, emulsion walls, radiator, central light, rear facing Upvc double glazed window.



### Bedroom Three

10'0" x 8'11" (3.051 x 2.729)

Carpet, emulsion walls, central light, radiator, rear facing Upvc double glazed window, cupboard housing "Ideal" combi boiler.

### External

#### Front Garden

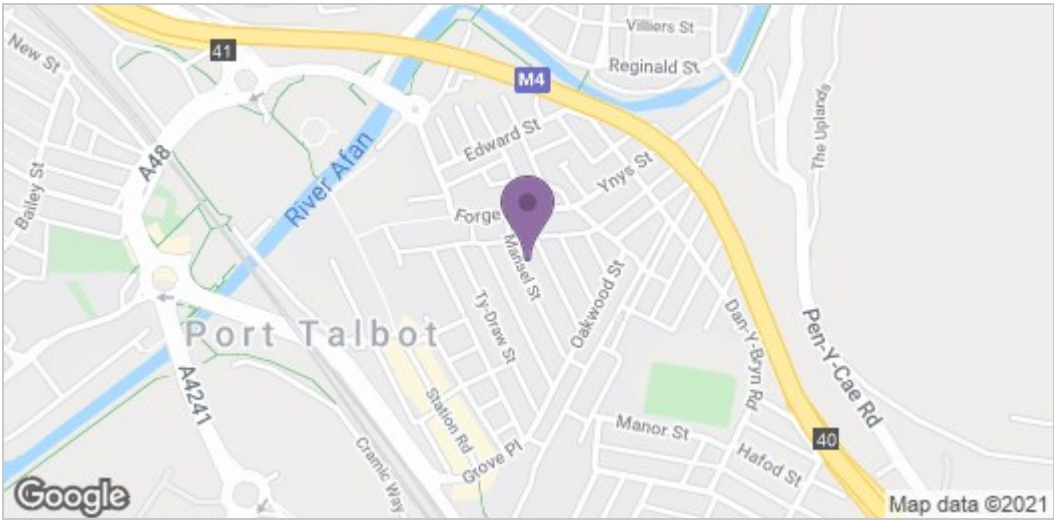
Paved frontage with pathway to front door and walls to front and sides.

#### Rear Garden

Enclosed rear garden with paved patio area and pathway to rear gate which gives access to rear lane.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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