

1 Leslie Street, Port Talbot, SA12 6EW £137,500

Pennaf Premier are pleased to offer for sale this three bedroom end-terrace house which presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The location is particularly advantageous, as it is within walking distance to the centre of Port Talbot, where you will find a variety of shops, cafes, and essential amenities. This convenience ensures that everything you need is just a short stroll away, enhancing the appeal of this lovely home.

Additionally, the property features rear access, which adds to its practicality and ease of use. Whether you are looking for a family home or a smart investment opportunity, this three-bedroom end-terrace house on Leslie Street is sure to impress. With its combination of space, location, and potential, it is a must-see for anyone seeking a new place to call home in Port Talbot.

To book an appointment to view please call The Pennaf Premier Sales Team on 01639 760033.

GROUND FLOOR



Entrance Hallway

Entrance through Upvc double glazed front door into entrance hallway. Plaster painted walls and artex ceiling, central light, radiator, carpet matwell by front door with laminate flooring. Stairs leading to first floor.



Living Room\Dining Room

19'4" x 10'9" 14'3" x 9'9" (5.910 x 3.281 4.345 x 2.986)

Two Upvc double glazed windows in living area to front. Plaster painted walls, artex ceiling, central light, two radiators, carpet. Feature fireplace housing electric fire.

Entrance to dining room, Upvc double glazed window to rear. Plaster painted walls with artex ceiling, central light, radiator, carpet. Two cupboards housing electric and gas meters.



Reception room

12'5" x 12'3" (3.790 x 3.742)

Upvc double glazed window to side. Plaster painted walls and ceiling, central light, radiator, laminate flooring. Under stair storage cupboard.



Kitchen

9'2" x 9'1" (2.813 x 2.790)

Upvc double glazed window to rear and side. Matching range of wall and base units with laminate worksurface, tiled in between units. Plumbing and space for washing machine, space for fridge/freezer, integrated electric oven, 5 burner gas hob, stainless steel sink and drainer. Plaster painted walls and ceiling, central light. Laminate flooring. Upvc double glazed door to side.



FIRST FLOOR

Stairs And Landing

Carpet to stairs and landing. Wooden banister. Plaster painted walls and ceiling, central light.

Bedroom One

14'7" x 11'6" (4.463 x 3.510)

Two Upvc double glazed windows to front. Plaster painted walls and ceiling, radiator, carpet.



Bathroom

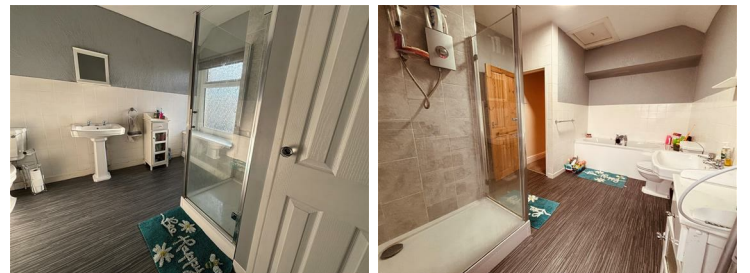
13'6" x 9'6" (4.123 x 2.914)

Upvc double glazed window to rear. Double ended bath with central mixer taps, low level w.c, wash handbasin. Separate glass door cubicle shower. Plaster painted walls and ceiling, central light. Part tiled walls over bath and shower cubicle. Chrome ladder radiator, laminate flooring. Storage cupboard housing combination boiler.

Bedroom Two

16'2" x 9'10" (4.946 x 3.014)

Upvc double glazed window to rear. Plaster painted walls and ceiling, radiator, carpet.



EXTERNAL



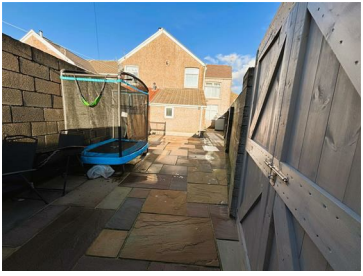
Bedroom Three

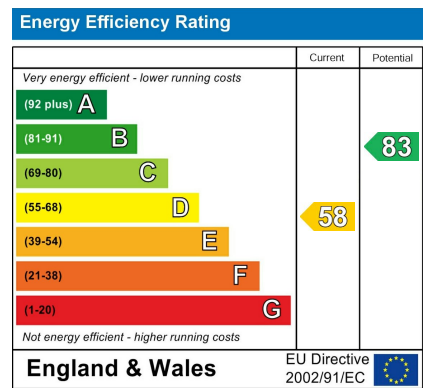
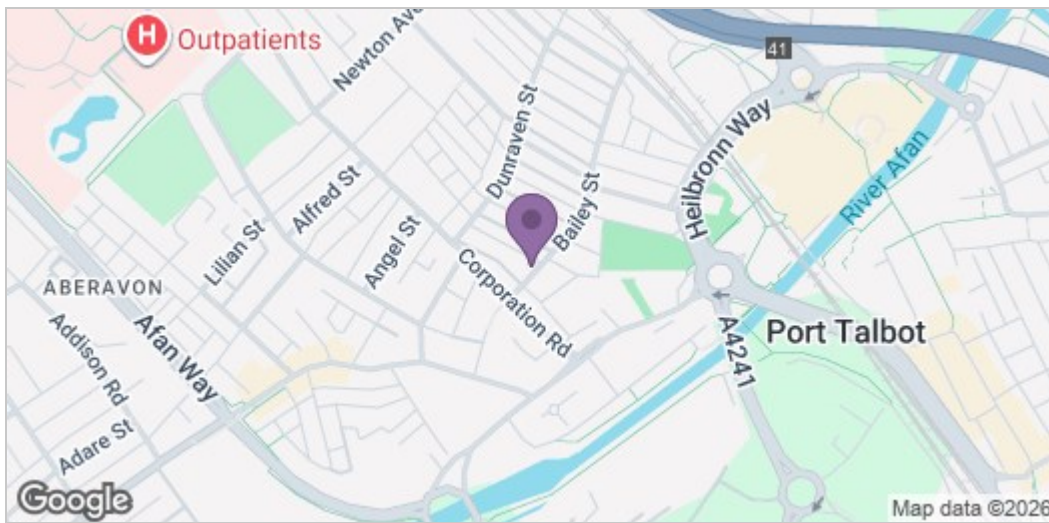
7'10" x 8'5" (2.397 x 2.573)

Upvc double glazed window to front. Artex to ceiling, central light, radiator, carpet.

Rear Garden

Fully enclosed rear garden, patio slabbed. Wooden shed. Double wooden gates from side access.





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