

FOR
SALE



43 Manor Street, Port Talbot, West Glamorgan SA13 1AB

£165,000 - Freehold

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PROPERTY SUMMARY

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.

POINTS OF INTEREST

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



ROOM DESCRIPTIONS

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

3.92m x 6.21m (12' 10" x 20' 4") 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

4.69m x 5m (15' 5" x 16' 5") 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

1.84m x 2.97m (6' 0" x 9' 9") 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

2.70m x 3.92m (8' 10" x 12' 10") 2.7m x 3.92m (8' 10" x 12' 10") 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

2.60m x 2.77m (8' 6" x 9' 1") 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

2.07m x 2.50m (6' 9" x 8' 2") 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.

Notes

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: None.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G great data and voice

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, no insulation (assumed)

Walls: Granite or whinstone, as built, no insulation (assumed)

Windows: Fully double glazed

Lighting: No low energy lighting

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

EPC Rating: C (73)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		