Payton Jewell Caines



31 Leslie Street, Port Talbot - SA12 6EW

Port Talbot

£110,000







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Port Talbot

This three bedroom mid terrace house is offered with no ongoing chain, making it an ideal choice for both first-time buyers and investors. The property features two generous reception rooms, providing flexible living and dining spaces that can be tailored to your needs. The kitchen is conveniently located on the ground floor, adjacent to a practical downstairs bathroom and a separate WC (perfect for busy households or guests). Upstairs, three well-proportioned bedrooms offer comfortable accommodation for families or those seeking additional space for a home office or hobbies. Located close to local amenities and reputable schools, this home is perfectly positioned for easy access to shops, services, and educational facilities. With excellent transport links nearby, commuting and daily errands are made simple. This attractive property combines spacious living with a convenient location, presenting a fantastic opportunity for those looking to settle in a popular residential area.

- Three bedroom mid terrace house
- No ongoing chain
- Two reception rooms
- Downstairs bathroom and separate WC
- Courtyard garden
- Close to local amenities and Schools
- EPC - D







Entrance
9' 10" x 5' 11" (3.00m x 1.80m)
Via PVCu opaque door into the entrance hall, radiator and laminate flooring.

Reception room 1
15' 1" x 10' 2" (4.60m x 3.10m)
radiator, gas fire and laminate flooring.

Reception room 2
9' 6" x 8' 2" (2.90m x 2.50m)
PVCu window, radiator and vinyl flooring

Kitchen
16' 1" x 9' 10" (4.90m x 3.00m)
A range of wall and base units with complementary work surfaces. PVCu window radiator and tiled flooring. Space for freestanding cooker. Space for fridge/freezer, dishwasher and washing machine.

Bathroom
9' 2" x 5' 3" (2.80m x 1.60m)
Three piece suite comprising sink and bath with overhead shower. Radiator.

Rear porch
5' 3" x 2' 11" (1.60m x 0.90m)
PVCu opaque door. Tiled flooring.

First floor landing
5' 11" x 2' 7" (1.80m x 0.80m)
Via stairs. Fitted carpet.

Bedroom 3
7' 7" x 5' 11" (2.30m x 1.80m)
PVCu window, radiator and fitted carpet.

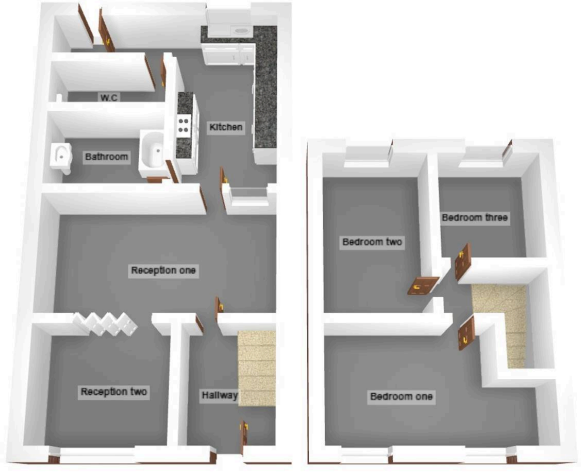
Bedroom 2
10' 10" x 8' 6" (3.30m x 2.60m)
PVCu window, radiator and fitted carpet.

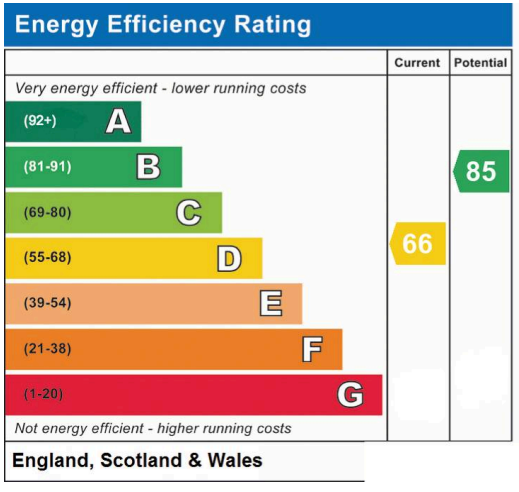
Bedroom 1
11' 6" x 9' 6" (3.50m x 2.90m)
Built in wardrobes, radiator, two PVCu windows and fitted carpet.

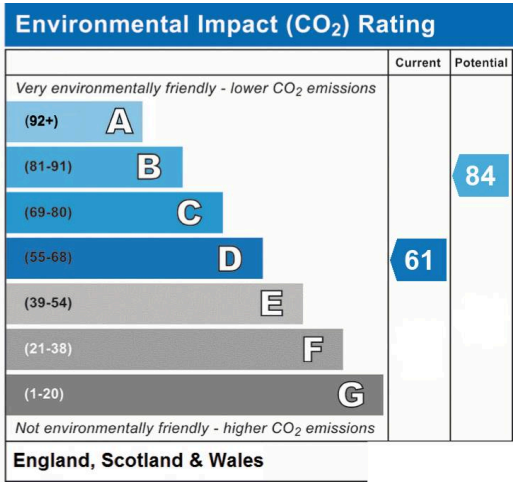
Outside
Courtyard rear garden with shed. Rear lane access.






W.C
Kitchen
Bathroom
Reception one
Reception two
Hallway
Ground Floor
Bedroom three
Bedroom two
Bedroom one
First Floor


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
66
85
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
61
84
England, Scotland & Wales

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These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.