



Margam Road, Port Talbot, Neath Port Talbot. SA13 2BS

Fixed Price  
£160,000



## Margam Road, Port Talbot, Neath Port Talbot. SA13 2BS

We are pleased to offer this traditional three bedroom SEMI DETACHED house situated within the POPULAR residential area of Margam with excellent PUBLIC TRANSPORT LINKS to the M4 as well as local schools and amenities. Ideal FAMILY HOME being offered for sale with NO ONGOING CHAIN.

### Fixed Price £160,000 - Freehold

- Three bedroom semi detached house
- Two reception rooms, EPC - F22
- Family bathroom to first floor
- Detached garage & driveway
- Landscaped gardens to front, side & rear
- Available with NO ONGOING CHAIN



## DESCRIPTION

A traditional three bedroom semi detached house situated in Margam which is within close proximity to local schools, shops and amenities. This property offers generous sized accommodation throughout and benefits from two reception rooms, kitchen, utility area, three bedrooms, family bathroom, enclosed rear garden which sweeps round to the front, detached garage and off road parking. An ideal family home being offered for sale with no ongoing chain.

## ENTRANCE

Access via PVCu front door into entrance hallway.

## ENTRANCE HALLWAY

Centre light. Smoke detector. Under stairs storage cupboard housing gas meter. Door giving access into cloakroom/WC.

## CLOAKROOM/W.C

Centre ceiling light. PVCu frosted double glazed window to front. Low level WC.

## RECEPTION 1 (12' 9" x 10' 7") or (3.89m x 3.22m)

Centre ceiling light. Picture rail. PVCu double glazed box bay window to front. Feature open fire place with tiled mantle, hearth and surround. Fitted carpet.

## SECOND RECEPTION ROOM (12' 6" x 10' 6") or (3.81m x 3.20m)

Centre ceiling light. Picture rail. PVCu double glazed window overlooking rear garden. Chimney breast with alcoves either side and feature fireplace with slate mantle, tiled hearth and surround. Fitted carpet. Door giving access into kitchen.

## KITCHEN (10' 7" x 7' 6") or (3.23m x 2.28m)

Centre ceiling light. Emulsioned walls. PVCu double glazed window overlooking rear garden and PVCu double glazed door. A range of base units with roll top work surface. Stainless steel sink with two pillar taps. Electric cooker and hob. Space for fridge/freezer. Thermo plastic tiled flooring. Access into pantry/utility area.

## UTILITY ROOM/PANTRY

Centre light. PVCu double glazed window to side. Plumbing for automatic washing machine. Thermo plastic tiled flooring.

## FIRST FLOOR LANDING

Centre ceiling lights. Emulsioned walls. PVCu double glazed window. Fitted carpet.

## BEDROOM 1 (12' 4" x 10' 6") or (3.76m x 3.21m)

Centre ceiling light. Emulsioned walls. PVCu double glazed window overlooking the rear. Chimney breast with alcoves either side, original fireplace and storage. Fitted carpet.

## BEDROOM 2 (12' 6" x 10' 7") or (3.81m x 3.22m)

Centre ceiling light. Emulsioned walls. PVCu double glazed bay window overlooking front. Original fireplace. Fitted carpet.



### **BEDROOM 3 (10' 7" x 8' 2") or (3.23m x 2.49m)**

Centre ceiling light. Emulsioned walls. Large tilt and turn window to rear. Loft access. Wooden floorboards.

### **FAMILY BATHROOM (10' 7" x 5' 1") or (3.23m x 1.54m)**

Centre ceiling light. Extractor fan. Part emulsioned/part tiled walls. PVCu frosted double glazed window to front. Three piece suite comprising wash hand basin, low level WC and panelled bath. Thermo plastic tiled flooring.


### **OUTSIDE**

Enclosed garden to front with gated access and footpath to front door. Laid to lawn with mature borders. Side access. PVCu door into storage room.

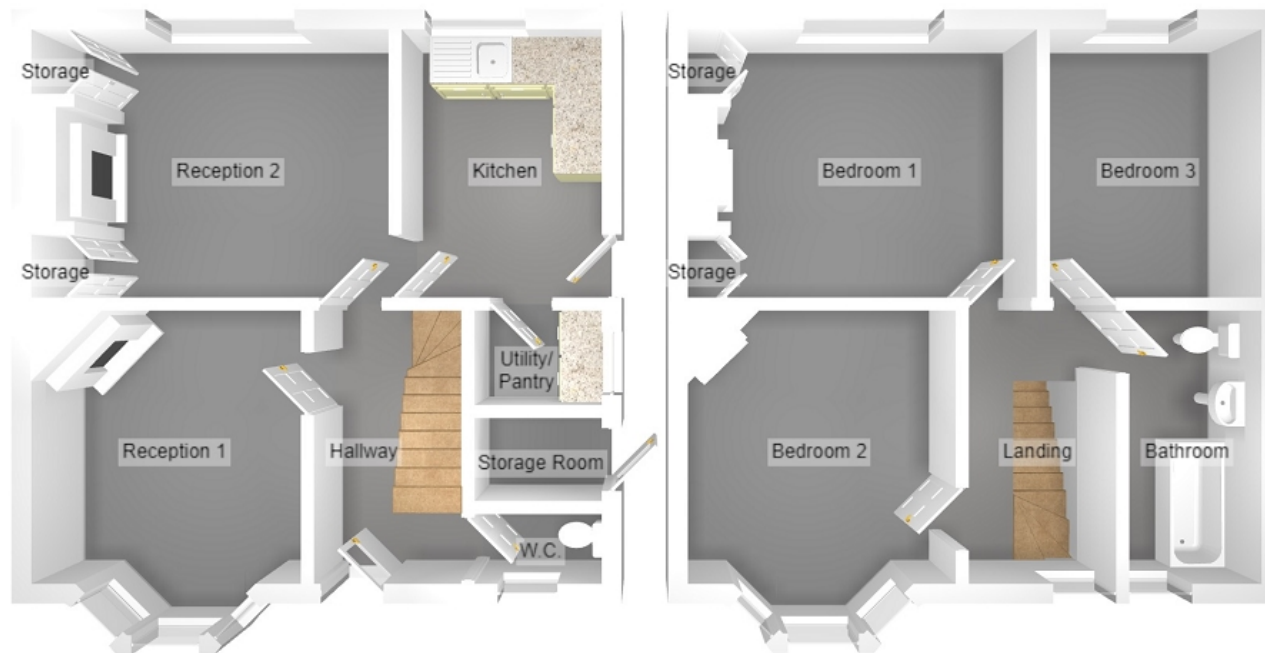
The side garden is laid to patio and lawn with mature plants and shrubs. Detached garage with up and over door. Driveway.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		45
(21-38) <b>F</b>	22	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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