



36 Margam Road, Port Talbot, Neath Port Talbot. SA13 2BN

£104,995

**PJC** PAYTON  
JEWELL  
CAINES



## 36 Margam Road, Port Talbot, Neath Port Talbot. SA13 2BN

Offered for sale with NO ONGOING CHAIN this mid terrace home offers GOOD SIZE accommodation throughout and is ideally located within EASY ACCESS of Port Talbot town centre, local schools and the M4.

**£104,995 - Freehold**

- Three bedroom mid terrace
- Two reception rooms. EPC-D63
- Family bathroom to the first floor
- Gas combination boiler
- South-facing rear garden
- In need of modernisation



## DESCRIPTION

Situated within the popular residential location of Margam with local amenities and shops on hand this mid terrace offers good size accommodation throughout and is available for sale with no ongoing chain.

Briefly comprising to the ground floor entrance hall, two reception rooms and a fitted kitchen. To the first floor there is a landing that leads to three bedrooms and the family bathroom.

Externally there are gardens to the front and rear which are in need of attention.

## ENTRANCE HALL

Via frosted glass PVCu door with coordinating side panel. Staircase leading to the first floor. Radiator. Telephone point. Fitted carpet.

## KITCHEN (8' 2" x 7' 1") or (2.48m x 2.16m)

PVCu double glazed window overlooking the rear. PVCu double glazed door leading out on to the rear garden. Fitted kitchen having some wall and base units with ceramic tiling to splashback. Inset sink and drainer. Electric point for cooker. Vinyl flooring.

## RECEPTION 1 (13' 7" x 12' 7") or (4.15m x 3.83m)

Coving. Double glazed bay window overlooking the front. Feature fireplace with tiled hearth and surround. Radiator. Fitted carpet.

## RECEPTION 2 (11' 9" x 11' 6") or (3.57m x 3.51m)

Double glazed window overlooking the rear. Chimney breast with alcoves either side. Fire surround with tiled hearth. Doorway through to storage area. Radiator. Fitted carpet.

## FIRST FLOOR LANDING

Fitted carpet.

## FAMILY BATHROOM (6' 6" x 6' 1") or (1.99m x 1.85m)

Frosted glass window overlooking the rear. Three piece suite comprising panelled bath with overhead electric shower, low level w.c. and pedestal. Tiling to splashback areas. Radiator. Vinyl flooring.

## BEDROOM 1 (13' 0" x 10' 6") or (3.97m x 3.20m)

Double glazed window overlooking the front. Radiator. Fitted carpet.

## BEDROOM 2 (12' 11" x 11' 7") or (3.94m x 3.53m)

Double glazed window overlooking the rear. Built-in storage cupboard housing a combination boiler. Original fireplace with tiled hearth. Radiator. Fitted carpet.

## BEDROOM 3 (6' 9" x 5' 11") or (2.05m x 1.80m)

Access to loft. Double glazed window overlooking the front. Radiator. Fitted carpet.



## OUTSIDE


To the rear there is a good size enclosed south-facing garden with lane access (in need of attention.)

To the front there is an enclosed garden with a pathway leading to the front door.





# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01639 891268

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)