



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

Offers Over
£190,000

PCJ PAYTON
JEWELL
CAINES

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

Early internal viewing is ESSENTIAL to appreciate this MODERNISED semi detached which offers SPACIOUS internal accommodation throughout and benefits from a kitchen/diner with SEPARATE UTILITY ROOM, ground floor w.c, FIRST FLOOR bathroom and LARGER THAN AVERAGE rear garden with GARAGE and lane access

Offers Over £190,000 - Freehold

- Three bedroom semi detached
- Newly fitted shaker style kitchen
- Solid Oak internal doors
- Open plan aspect to ground floor
- Four piece bathroom suite. EPC-C73
- Bi-folding doors leading to the rear garden



DESCRIPTION

We are pleased to offer for sale this deceptively spacious traditional semi detached home which is located within the popular residential area of Margam. Local shops, amenities and Cwm Brombil School are situated close by and there are good road and bus links available to Port Talbot town centre and Transport Hub.

Accommodation briefly comprises to the ground floor entrance hall, open plan reception rooms leading through to a spacious kitchen/diner with bi-folding doors, utility room and w.c. To the first floor there is a landing that leads to the family bathroom having a four piece suite and three bedrooms, two of which have built-in storage.

Externally to the front there is an enclosed garden which has gated side access to a larger than average rear garden with detached garage and lane access.

ENTRANCE HALL

Via frosted glass PVCu door with coordinating side panel. Staircase leading to the first floor. Understairs storage. Bespoke shelving unit. Radiator. Fitted carpet. Solid Oak door through to:

RECEPTION 1 (13' 4" x 11' 0") or (4.07m x 3.35m)

Coving. PVCu double glazed bay window overlooking the front. Chimney breast with alcoves either side. Bespoke Oak mantle with tiled fireplace and Welsh Slate hearth. Radiator. Luxury wood effect vinyl flooring. Square opening through to:

RECEPTION 2 (12' 4" x 11' 7") or (3.77m x 3.53m)

Coving. Chimney breast with alcoves either side. Feature fireplace with Bespoke Oak mantle and Welsh Slate hearth. Radiator. Luxury wood effect vinyl flooring. Square opening through to:

KITCHEN/DINER (18' 10" x 16' 9") or (5.75m x 5.11m)

Two feature ceiling lights. Spotlights. Three Velux windows. Anthracite bi-folding doors leading out to the rear garden. PVCu double glazed window overlooking the rear. Shaker-style fitted kitchen having a range of wall and base units with coordinating wooden worktops and ceramic tiling to splashback. Double Belfast sink and drainer with mixer shower tap. Built-in oven with five gas burner hob and overhead extractor fan. Breakfast island. Space for double fridge/freezer. Modern vertical radiator. Partly laid to luxury wood effect vinyl and tiled flooring.

UTILITY ROOM (7' 1" x 3' 7") or (2.15m x 1.09m)

Wall mounted combination boiler. Plumbing for automatic washing machine and dishwasher. Space for tumble dryer. Shelving units. Luxury wood effect vinyl flooring.

DOWNSTAIRS W.C. (7' 1" x 2' 6") or (2.15m x 0.75m)

Frosted glass PVCu window overlooking the side. Tiling to splashback areas. Two piece suite comprising low level w.c. and Belfast sink with shower tap and storage beneath. Luxury wood effect vinyl flooring.

FIRST FLOOR LANDING

Papered ceiling. Coving. Frosted glass PVCu double glazed window overlooking the side. Fitted carpet.



BEDROOM 1 (11' 1" x 10' 8") or (3.37m x 3.25m)

PVCu double glazed bay window overlooking the front. Chimney breast with alcoves either side and built-in storage cupboards. Feature cast iron fireplace with wooden mantle and tiled hearth. Radiator. Wooden flooring.

BEDROOM 2 (11' 9" x 10' 7") or (3.57m x 3.22m)

Artex ceiling. Coving. PVCu double glazed window overlooking the rear. Chimney breast with alcoves either side and built-in storage. Fitted dressing table. Radiator. Laminate flooring.

BEDROOM 3 (7' 9" x 6' 9") or (2.35m x 2.06m)

Coving. PVCu double glazed window overlooking the front. Radiator. Fitted carpet.

FAMILY BATHROOM (8' 6" x 7' 7") or (2.58m x 2.32m)

Access to loft via drop down ladder. Frosted glass PVCu double glazed window overlooking the rear. White four piece suite comprising low level w.c., square pedestal, free-standing roll edge bath and walk-in shower. Extractor. Tiling to splashback areas. Heated towel rail. Tiled flooring.

OUTSIDE


To the rear there is a larger than average enclosed garden which is laid to wooden decking and lawn with apple tree. Decorative stepping stones lead to the rear of the garden where there is a storage shed and large double garage with power supply and an up and over door giving lane access.

Gated side access leads to an enclosed front garden which is laid to lawn and has steps and a pathway leading up to the front door.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(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	

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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