



Prince Street, Margam, Port Talbot, Neath  
Port Talbot. SA13 1NB

£130,000

**PAJ** PAYTON  
JEWELL  
CAINES

## Prince Street, Margam, Port Talbot, Neath Port Talbot. SA13 1NB

Introducing this three bedroom mid terrace property in the popular residential area of MARGAM. Situated within walking distance of YSGOL CWM BROMBIL, MOUNT SURGERY, local takeaways and benefits from Excellent M4 links.

£130,000

- Three bedroom mid terrace house
- Two reception rooms
- First floor shower room
- Popular residential location
- Excellent M4 links. EPC - D68



## OVERVIEW

We are pleased to introduce this well presented three bedroom mid terrace home situated in the popular residential location of Margam, benefiting from two separate reception rooms, three bedrooms, two of which have fitted wardrobes and a large enclosed rear garden making this property an ideal family home. Situated within walking distance of Ysgol Cwm Brombil, local takeaways, Mount Surgery and offers excellent links to the M4 corridor.

Accommodation briefly comprises to the ground floor entrance hall, two separate reception rooms and kitchen. To the first floor three bedrooms and a shower room.

Externally to the rear there is an enclosed garden benefiting from a garage and rear lane access. To the front of the property there is a forecourt enclosed by low level walls with a pathway leading to the front door.

## ENTRANCE HALLWAY

Enter via frosted glass panel PVCu door. Centre ceiling light. Staircase leading to first floor landing with fitted carpet. Radiator. Access to under stair storage. Frosted glass PVCu window. High level cupboard housing the electric box and a low level cupboard housing the gas meter. Fitted carpet. Doors leading off to reception room one and two.

## RECEPTION 1 (12' 9" x 11' 2") or (3.89m x 3.41m)

Centre ceiling light. Double glazed PVCu box bay window to the front. Chimney breast with alcoves either side. Electric fire with wooden hearth, back and surround. Radiator. Fitted carpet.

## RECEPTION 2 (17' 7" x 12' 0") or (5.37m x 3.65m)

L shaped room.

Centre ceiling light. Coving. Double glazed PVCu window to the rear. Chimney breast with alcoves either side. Gas fire with marble hearth, back and surround. Radiator. Fitted carpet. Panel door leading through to the kitchen.

## KITCHEN (10' 1" x 7' 10") or (3.07m x 2.38m)

Centre ceiling light. Coving. Double glazed PVCu window to the rear. Frosted glass panel PVCu door giving access out to the rear garden. Radiator. Kitchen comprises a range of wall and base units with coordinated work tops and matching upstands. Sink and drainer with mixer tap. Four gas burner hob with splashback, electric oven beneath and extractor hood over. Radiator. Plumbing for automatic washing machine. Low level fridge and freezer. Vinyl flooring in a dark wood effect.

## FIRST FLOOR LANDING

Centre ceiling light. Fitted carpet. Doorways leading off to three bedrooms and shower room.

## SHOWER ROOM (5' 11" x 5' 10") or (1.80m x 1.77m)

Centre ceiling light. Frosted glass PVCu window to the rear. Three piece suite comprising low level w.c. vanity sink unit with storage beneath and walk in shower with glass doors and two shower heads, one fixed and removable. Respatex to the walls. Vinyl flooring in a dark wood effect.

## BEDROOM 1 (11' 5" x 9' 5") or (3.47m x 2.87m)

Centre ceiling light. Coving. Double glazed PVCu window to the front. Floor to ceiling fitted wardrobes with mirrored sliding doors. Radiator. Fitted carpet.



## **BEDROOM 2 (11' 9" x 9' 9") or (3.59m x 2.98m)**

Centre ceiling light. Double glazed PVCu window to the rear. Storage cupboard housing the combination boiler. Floor to ceiling built in storage to one wall. Radiator. Fitted carpet.

## **BEDROOM 3 (7' 9" x 6' 1") or (2.37m x 1.85m)**

Centre ceiling light. Coving. Loft access. Double glazed PVCu window to the front. Radiator. Laminate flooring.


## **OUTSIDE**

To the rear of the property there is an enclosed garden bound by walls. There is a large patio area leading down to an area laid to chippings with mature planting, trees and shrubs and a pathway leading to a garage and gated rear lane access.

To the front of the property there is a forecourt enclosed by low level walls with a gate and pathway giving access 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>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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)