



Morfa Road, Margam, Port Talbot, Neath
Port Talbot. SA13 2DL

£160,000



Morfa Road, Margam, Port Talbot, Neath Port Talbot. SA13 2DL

Introducing this three bedroom semi detached house in the popular residential area of MARGAM. The property is within walking distance of local schools, shops and would make an ideal family home.

£160,000 - Freehold

- Three bedroom semi detached house
- First floor family shower room
- Available with no onward chain
- Corner plot
- Ample off road parking for up to three vehicles
- Excellent M4 links



OVERVIEW

Situated in the popular residential location of Margam we are pleased to introduce this spacious three bedroom house, benefiting from an enclosed garden to the rear and ample off road parking to the front. Located within walking distance of Ysgol Cwm Brombil, Tollgate park and local shops this property would make an ideal family home.

Accommodation briefly comprises to the ground floor entrance hallway, two reception rooms and kitchen. To the first floor there are three bedrooms and a family shower room.

Externally the property offers an enclosed garden to the rear and ample off road parking to the front.

ENTRANCE HALL

Enter via PVCu door with frosted glass panel with coordinating windows to the side. Skimmed ceiling with centre light. Smoke detector. Coving. Papered walls. Radiator. Staircase leading to first floor with fitted carpet and wooden balustrade. Under stair storage cupboard with double glazed PVCu frosted glass window and electric box. Two doorways leading off to the kitchen and reception room. Laminate flooring in a medium wood effect.

RECEPTION 1 (12' 7" x 11' 1") or (3.84m x 3.38m)

Papered ceiling with centre light. Coving. Papered walls. Radiator. Double glazed PVCu bay window to the front of the property. Chimney breast with alcoves either side. Gas fireplace. Fitted carpet. Square opening with timber glass panel sliding doors leading through to reception two.

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

Papered ceiling with centre light. Coving. Papered walls. Radiator. Double glazed PVCu window to the rear. Chimney breast with alcoves either side. Gas fireplace with marble mantle, hearth and surround. Fitted carpet.

KITCHEN (8' 9" x 6' 4") or (2.67m x 1.92m)

Skimmed ceiling with centre light. Walls are skimmed with tiling to splash back areas. Double glazed PVCu window to the side of the property. PVCu door with frosted glass panel leading out to the rear garden. Kitchen comprises a range of walls and base units in a laminate wood effect with coordinating roll edge work top. Plumbing for an automatic washing machine. Space for gas hob and oven. Stainless steel inset sink and drainer with mixer tap. Laminate flooring in a medium wood effect.

FIRST FLOOR LANDING

Ceiling tiles with centre light. Smoke detector. Coving. Papered walls. Double glazed PVCu frosted glass window to the side of the property. Four doorways leading off to three bedrooms and family bathroom. Fitted carpet.

MASTER BEDROOM (11' 9" x 11' 4") or (3.58m x 3.45m)

Measurements taken into the wardrobes. Papered ceiling with centre light. Coving. Papered walls. Radiator. Double glazed PVCu window to the front with views over the park. Fitted wardrobes with sliding doors. Fitted carpet.

BEDROOM 2 (11' 11" x 11' 0") or (3.63m x 3.35m)

Artex ceiling with centre light. Coving. Papered walls. Radiator. Double glazed PVCu window to the rear. Fitted storage cupboards into the alcoves, one of which house the combination boiler. Fitted carpet.



BEDROOM 3 (7' 8" x 7' 0") or (2.33m x 2.14m)

Papered ceiling with centre light. Coving. Papered walls. Radiator. Double glazed PVCu tilt and turn window to the front with views over the park. Fitted carpet.

FAMILY SHOWER ROOM (7' 5" x 5' 10") or (2.25m x 1.79m)

Papered ceiling with centre light. Loft access. Respatex to the walls. Radiator. Double glazed PVCu frosted glass window to the rear. Three piece suite comprising low level w.c. pedestal wash hand basin and large walk in shower with sliding door and overhead shower. Laminate flooring in a grey wood effect.


OUTSIDE

To the rear of the property there is an enclosed garden with an area laid to patio slabs perfect for garden furniture with steps leading down to a lower tier partially laid to patio slabs with and area laid to lawn with borders for planting. There is a pathway leading down to a storage shed, greenhouse, an outside w.c with an adjoining coal shed and outside water tap.

There is gated side access around to the front of the property where you will find off road parking for up to three vehicles and an area laid to artificial turf with a pathway leading to the front door.



EPC

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		
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.



Awaiting Floorplans

Please visit pjchomes.co.uk for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

 twitter.com/pjchomes

 Search 'Payton Jewell Caines'

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

01639 891268

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

pencoedrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507

neath@pjchomes.co.uk

Lettings: 01639 874507

neathrentals@pjchomes.co.uk