



Tollgate Road, Margam, Port Talbot, Neath
Port Talbot. SA13 2DD

£155,000

PCJ PAYTON
JEWELL
CAINES

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We are pleased to introduce this three bedroom SEMI DETACHED house located in the popular residential area of MARGAM. The property is within walking distance of YSGOL CWM BROMBIL, shops and amenities, and would make an ideal FAMILY HOME.

£155,000

- Three bedroom semi detached house
- Family bathroom to first floor
- No ongoing chain
- Excellent M4 links
- Larger than average rear garden
- Downstairs w.c.



OVERVIEW

Situated in the popular residential location of Margam, we introduce this extended three bedroom house benefiting from an enclosed garden to the rear, two separate reception rooms and a gas combination boiler. Located within walking distance of local schools, Tollgate park and shops, this property would make an ideal family home.

Accommodation briefly comprises to the ground floor entrance hallway, under stair w.c., two reception rooms and kitchen.

To the first floor there are three bedrooms and a family bathroom.

Externally the property offers an enclosed garden to the rear which is mainly laid to lawn with areas laid to patio.

To the front there is a low maintenance garden.

ENTRANCE HALLWAY

Enter via PVCu door. Artex ceiling with centre light. Coving. Papered walls. Radiator. Storage cupboard housing electric box. Staircase leading to first floor landing with fitted carpet. Fitted carpet. Three doorways leading off to reception one, two and kitchen.

DOWNSTAIRS W.C. (4' 7" x 1' 2") or (1.40m x 0.36m)

Located under the stairs. Respatex ceiling and walls. Ceiling light. Double glazed PVCu frosted glass panel window overlooking the side. Two piece suite comprising low level w.c. and pedestal wash hand basin. Vinyl flooring.

RECEPTION 1 (12' 7" x 11' 1") or (3.84m x 3.37m)

Artex ceiling with feature ceiling rose and three lights. Papered walls. Picture rail. Double glazed PVCu bay window overlooking the front. Radiator. Chimney breast with alcoves either side. Wooden mantle set on a marble hearth and surround. Fitted carpet.

RECEPTION 2 (12' 7" x 11' 8") or (3.83m x 3.56m)

Artex ceiling with feature ceiling rose and centre light. Papered walls. Picture rail. Radiator. Double glazed PVCu patio door giving access to rear garden.

Feature chimney breast housing a gas fire with shelving to both sides. Wall lights. Fitted carpet.

KITCHEN (17' 1" x 9' 0") or (5.20m x 2.75m)

Artex ceiling with two ceiling lights. Artex walls with tiling to splash-back areas. Two double glazed PVCu windows with one overlooking the rear and one overlooking the side. PVCu door giving access to rear garden. Radiator. Kitchen comprising a range of wall and base units in mahogany wood with coordinating roll edge worktops. Double inset sink and drainer with mixer tap. Space for gas cooker. Plumbing for automatic washing machine. Space for freestanding fridge/ freezer. Breakfast bar. Fitted carpet.

FIRST FLOOR LANDING

Artex ceiling with centre light. Coving. Smoke detector. Papered walls. Double glazed PVCu stained glass window overlooking the side. Fitted carpet.



BEDROOM 1 (11' 10" x 11' 5") or (3.60m x 3.47m)

Artex ceiling with centre light. Coving. Papered walls. Radiator. Double glazed PVCu window overlooking the front. Fitted carpet.

BEDROOM 2 (12' 3" x 11' 11") or (3.73m x 3.63m)

Artex ceiling with fan light. Coving. Papered walls. Radiator. Double glazed PVCu window overlooking the rear. Chimney breast with alcoves either side. Fitted storage cupboard housing wall mounted gas combination boiler. Fitted carpet.

BEDROOM 3 (7' 9" x 6' 11") or (2.35m x 2.12m)

Papered ceiling with centre light. Coving. Papered walls. Radiator. Double glazed PVCu window overlooking the front. Fitted carpet.

FAMILY BATHROOM (7' 5" x 5' 11") or (2.25m x 1.80m)

Respatex ceiling with centre light. Access to loft. Respatex to the walls. Radiator. Double glazed PVCu frosted glass panel window. Three piece suite comprising low level w.c., wash hand basin with vanity and panelled bath. Vinyl flooring.


OUTSIDE

Externally to the rear there is a fully enclosed garden with an area laid to patio slabs enclosed by a wooden balustrade. Steps lead to an area mainly laid to lawn with mature shrubs and planting. To the rear there is a wooden storage shed with a further area laid to patio slabs. Wrought iron gate gives access to the front of the property.

To the front there is an enclosed low maintenance garden mainly laid to patio slabs with an area laid to stone chippings.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(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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