



Woodland Avenue, Port Talbot, Neath Port Talbot. SA13 2LP

Offers Over  
£135,000



## Woodland Avenue, Port Talbot, Neath Port Talbot. SA13 2LP

Located with the popular residential area of MARGAM, within close proximity of local shops, YSGOL CWM BROMBIL and the M4 for commuter access, this three bedroom SEMI DETACHED house would make an ideal FIRST TIME PURCHASE and is available with NO ONGOING CHAIN.

### Offers Over £135,000 - Freehold

- Three bedroom semi detached house
- Utility area
- Downstairs w.c.
- Two reception rooms
- No ongoing chain



## OVERVIEW

We are pleased to offer this three bedroom semi detached house located within the residential area of Margam. This property is close to local shops and supermarkets, primary and comprehensive schools and Margam Country Park. This property offers well proportioned accommodation throughout and is available with no ongoing chain.

Accommodation briefly comprises to the ground floor entrance hallway, downstairs w.c., two reception rooms, kitchen, utility and rear porch. To the first floor there are three bedrooms and a family bathroom. Externally to the rear there is an enclosed garden mainly laid to lawn. To the front there is a low maintenance garden laid to concrete.

## ENTRANCE HALLWAY

Enter via PVCu door. Centre light. Staircase leading to the first floor with fitted carpet. Radiator with cover. Laminated flooring in a wood effect. Doors leading to all reception rooms and cloakroom.

## DOWNSTAIRS W.C.

Centre light. Frosted glass window to the front. Low level w.c. Part tiled walls. Continuation of the laminated flooring.

## RECEPTION 1 (10' 3" x 10' 7") or (3.13m x 3.23m)

Centre light. Large picture double glazed window to the front. Radiator. Laminated flooring in a wood effect.

## RECEPTION 2 (10' 6" x 12' 9") or (3.19m x 3.88m)

Centre light. Picture double glazed window overlooking the rear. Radiator with cover. Chimney breast with alcoves to both sides. Fitted carpet. Panel door leading through to the kitchen.

## KITCHEN (7' 5" x 10' 5") or (2.25m x 3.18m)

Centre light. Coving. Fitted with a range of wall and base units with laminated worktops over. Sink and drainer with mixer tap. Gas point for cooker. Splash back tiling. Door way leading to the utility. Radiator. Laminated flooring in a tiled effect. Glass panel door to leading to the rear porch.

## UTILITY

Centre light. Frosted glass window to the side. Base units. Space for fridge freezer. Shelving. Laminated flooring in a tiled effect.

## REAR PORCH (5' 5" x 5' 8") or (1.66m x 1.72m)

Centre light. PVCu double glazed window to the rear and side. Frosted glass panel PVCu door leading to the rear. Half tiled walls. Radiator. Vinyl tiled flooring.

## FIRST FLOOR LANDING

Centre light. Fitted carpet. PVCu double glazed window to the front. Doors leading to all bedrooms and bathroom.

## BEDROOM 2 (10' 8" x 10' 10") or (3.24m x 3.30m)

Centre light. Double glazed window to the front. Radiator. Laminated flooring.

## BEDROOM 1 (10' 7" x 12' 5") or (3.23m x 3.78m)

Centre light. Double glazed window to the rear. Radiator. Laminated flooring in a wood effect. Cupboard built in



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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.



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