



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

£150,000



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Three bedroom semi detached property located within easy access of local schools, shops and amenities with excellent links to the M4. Would make an ideal family home and can be offered with NO ON GOING CHAIN.

£150,000 - Freehold

- Three bedroom semi detached property.
- Two reception rooms.
- Downstairs w.c.
- Attractive rear garden.
- NO ON GOING CHAIN.
- Council Tax



DESCRIPTION

We are pleased to introduce this traditional build three bedroom semi detached house in the popular residential area of Margam within close proximity to local shops, schools and transport links. Property benefits from double glazing throughout and an attractive rear garden and would make an ideal family home.

Accommodation briefly comprises to the ground floor entrance hall, two reception rooms, kitchen and downstairs w.c. To the first floor three bedrooms and a family bathroom.

ENTRANCE

Accessed via dark wood effect PVCu double glazed front door leading into porch.

PORCH

PVCu double glazed porch with laminate flooring, single glazed wood frame door leading into hallway.

HALLWAY

Artex ceiling and coving, papered walls with fitted wall light. Radiator. Staircase to first floor accommodation. Doors leading off. Under stairs space converted into downstairs w.c.

DOWNSTAIRS W.C.

Respatex ceiling with flush light fitting, respatex panels to walls, vinyl flooring and PVCu double glazed frosted window to side of property. Room is fitted with two piece suite comprising w.c. and corner wall mounted wash hand basin and chrome mixer tap.

RECEPTION 1 (12' 11" x 12' 1") or (3.93m x 3.68m)

Emulsioned papered ceiling and coving. Emulsioned papered walls, fitted carpet, radiator and dark wood effect PVCu front facing bay window with vertical blinds and curtains. Wooden mantle with inset electric fire.

RECEPTION 2 (19' 2" x 10' 10") or (5.84m x 3.30m)

Artex ceiling and coving, emulsioned papered walls, laminate wood effect flooring, radiator and rear facing hard wood double glazed window with roller blinds and curtains. Marble hearth and surrounds with wooden mantle and inset gas fire.

KITCHEN (15' 2" x 9' 2") or (4.63m x 2.79m)

*2.79M the the widest point and 1.99 at narrowest point.

Artex ceiling and coving, two fluorescent tube lightings, wall papered walls with ceramic tiles to splash back areas. Wood effect laminate floor and rear facing hard wood double glazed window with curtain. PVCu part glazed door leading to rear garden. Room is fitted with a range of pine wood wall and base units with laminate work top. Under counter space for two appliances and space for an upright fridge freezer and cooker. Built in laminate top breakfast bar.

LANDING

Artex ceiling and coving. Papered walls wall mounted light fitting, fitted carpet and side facing frosted hard wood double glazed PVCu window. Doors leading off.



BEDROOM 1 (11' 4" x 10' 7") or (3.45m x 3.22m)

Polystyrene tiled ceiling, coving, emulsioned papered walls, fitted carpet, radiator and front facing dark wood effect PVCu double glazed window with fitted vertical blind and curtain. Two built in wardrobes to alcoves with sliding doors.

BEDROOM 2 (11' 0" x 10' 6") or (3.36m x 3.19m)

Polystyrene tiled ceiling and coving, papered walls, wall mounted bedside lights, fitted carpet, radiator and rear facing hard wood double glazed window with fitted roller blind and curtain. Two built in wardrobes to alcoves housing the combination boiler and radiator.

BEDROOM 3 (7' 3" x 7' 1") or (2.22m x 2.15m)

Polystyrene tiled ceiling and coving. Emulsioned papered walls, fitted carpet, radiator and front facing dark wood effect PVCu double glazed window with fitted vertical blind and curtain.

FAMILY BATHROOM (6' 0" x 7' 6") or (1.83m x 2.28m)

Stippled ceiling and coving, loft access hatch, flush light fitting, floor to ceiling ceramic floor tiles, laminate floor tiles and rear facing frosted hard wood double glazed window with fitted roller blind and net curtain. Room is fitted with a three piece peach suite comprising w.c. pedestal wash hand basin with chrome taps and bath with chrome mixer tap and wall mounted shower with bi-fold shower screen doors.

OUTSIDE


The front garden is laid to patio and is bounded on three sides by wall. Pathway leading to front door.

Rear garden can be accessed via side pathway with wooden gate leading onto paved patio sun terrace, with brick built original sheds, comprising one storage shed and one w.c. Attractive garden laid to lawn and planted with a selection of mature shrubs, plants and flowers. Green house to rear and the garden is bounded on three sides by wall.



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		81
(69-80) C		
(55-68) D	68	
(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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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
bridgendrentals@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