



Croeso i Co-op Margam



Flat 1 278 Margam Road, Port Talbot,  
Neath Port Talbot. SA13 2DB

£57,000



# Flat 1 278 Margam Road, Port Talbot, Neath Port Talbot. SA13 2DB

Rare opportunity to purchase a two bedroom flat located above a commercial building in Margam. Benefit from two bedrooms and is offered with NO ON GOING CHAIN. CASH BUYERS ONLY.

£57,000 - Leasehold

- Two bedroom Flat
- Fitted kitchen
- Leasehold
- CASH BUYERS ONLY
- NO ONGOING CHAIN
- Council Tax A/EPC D



## DESCRIPTION

We are pleased to offer the opportunity to purchase a two bedroom flat located in Margam within in close proximity to local amenities, schools and Margam Park.

Flat one comprises of entrance all, open plan lounge/kitchen, bathroom and two bedrooms.

## ENTRANCE

Accessed via galvanised steps leading onto the roof of the Coop to the PVCu part panelled part frosted double glazed door leading into kitchen.

## ENTRANCE HALL (11' 0" x 8' 11") or (3.36m x 2.71m)

Skimmed ceiling, emulsioned walls, vinyl floor covering, radiator and rear facing PVCu double glazed window. Room is fitted with a range of wall and base units in light grey high gloss with complimentary work surfaces and tiles to the splash back area. Free standing gas cooker, one a half stainless steel sink unit with mixer tap. Plumbing in place for washing machine and wall mounted combination boiler. Space for fridge freezer. Doorway into inner passage.

## INNER PASSAGE

Papered ceiling and walls, laminate flooring, radiator and side facing PVCu double glazed window. All doors leading off:

## BATHROOM (7' 2" x 5' 7") or (2.19m x 1.69m)

Skimmed ceiling, fully tiled walls, vinyl floor covering radiator and side facing frosted PVCu double glazed window. Room is fitted with a white three piece suite comprising w.c. pedestal wash hand basin, panelled bath with overhead electric shower and screen.

## LOUNGE (16' 3" x 11' 0") or (4.95m x 3.35m)

Artex ceiling, coving, papered walls, laminate flooring, radiator and front facing PVCu double glazed window. Recessed area and free standing electric fire set on marble effect back plate and hearth with wooden fire surrounds.

## BEDROOM 1 (13' 8" x 10' 0") or (4.16m x 3.06m)


Skimmed ceiling, papered emulsioned walls, laminate flooring, radiator and rear facing PVCu double glazed window.

## BEDROOM 2 (9' 6" x 8' 0") or (2.90m x 2.44m)

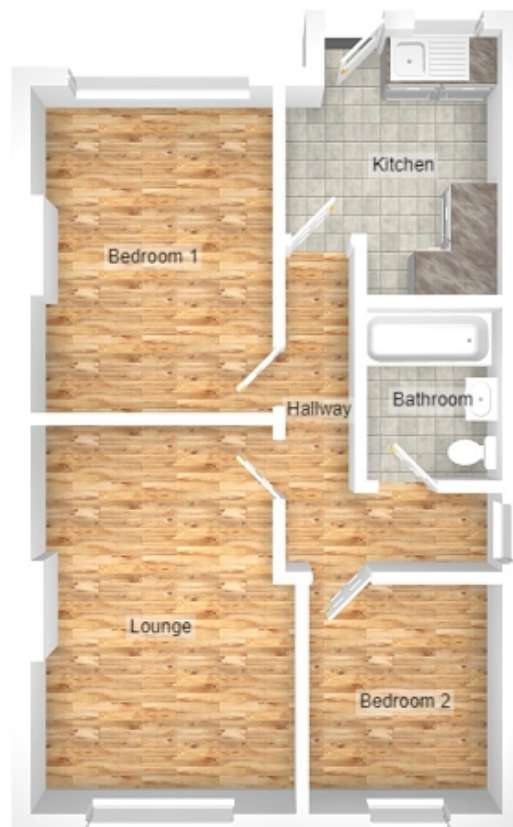
Artex ceiling with loft access, coving, papered emulsioned walls, laminate flooring, radiator and front facing PVCu double glazed window.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	61	
(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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