



Bertha Road, Margam, Port Talbot, Neath
Port Talbot. SA13 2AW

£185,000



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We are pleased to offer this WELL MAINTAINED THREE BEDROOM SEMI DETACHED HOME situated in a popular area of Margam, in close proximity to local schools, shops and amenities. Good transport links to M4 corridor. Ideal family home. NO ONGOING CHAIN.

£185,000

- Three bedroom semi detached house
- Generous sized single detached garage
- Potential to extend
- Large enclosed south west facing rear garden
- No ongoing chain
- EPC D/council tax band C



DESCRIPTION

We are pleased to offer this THREE BEDROOM SEMI DETACHED HOME situated in a popular area of Margam, within walking distance to Ysgol Cwm Brombil school and Afan College. Accommodation briefly comprises to ground floor entrance porch, entrance hallway, lounge/dining room and kitchen. To the first floor three bedrooms and a bathroom. To the outside a driveway, single detached garage, two outbuildings, lawn area and two patio areas.

ENTRANCE PORCH

Access via fully glazed PVCu door. PVCu tongue and groove to ceiling. Double glazed PVCu units set on wall.

ENTRANCE HALL

Access via part panelled part frosted double glazed PVCu door with matching side screen and large fanlight. Skimmed ceiling. Emulsioned walls. Radiator. Laminate flooring. Stair case to first floor.

LOUNGE / DINING ROOM (24' 5" x 12' 3") or (7.44m x 3.73m)

Skimmed ceiling. Emulsioned walls. Front facing and rear facing double glazed PVCu bay windows. Feature open fire area with tiled hearth to dining room. Wall mounted electric fire to the lounge. Two radiators. Original parquet flooring.

KITCHEN (8' 4" x 7' 2") or (2.53m x 2.18m)

Skimmed ceiling. Emulsioned walls with tiles to splash back areas. A range of wall and base units with complementary work surfaces. One and half bowl stainless steel single drainer sink unit with mixer tap. Electric hob and oven, stainless steel splash back and extractor hood. Integral dishwasher and fridge. Modern upright radiator. Under stair storage used as a pantry. Tiled flooring. Side facing frosted double glazed window and door.

LANDING

Skimmed ceiling. Access into partially boarded attic with pull down hatch ladder. Emulsioned walls. Picture rail. Side facing double glazed PVCu window. Fitted carpet. All doors leading off.

BATHROOM (7' 6" x 5' 6") or (2.28m x 1.68m)

Skimmed ceiling. Respatex walls. Rear facing frosted double glazed PVCu window. Three piece suite in white comprising low level w.c., pedestal wash hand basin and panelled bath with overhead mains fed shower. Chrome towel rail heater. Cupboard housing combi boiler. Vinyl floor covering.

BEDROOM 1 (12' 2" x 11' 10") or (3.70m x 3.61m)

Skimmed ceiling. Emulsioned walls. Front facing double glazed PVCu window set within bay. Radiator. Fitted carpet.

BEDROOM 2 (11' 11" x 9' 8") or (3.64m x 2.95m)

Skimmed ceiling. Emulsioned walls. Rear facing double glazed PVCu window set within bay. Radiator. A range of three sliding door wall to ceiling wardrobes. Fitted carpet.

BEDROOM 3 (7' 6" x 7' 1") or (2.28m x 2.15m)

Skimmed ceiling. Emulsioned walls. Front facing double glazed PVCu window. Radiator. Fitted carpet.




OUTSIDE

The front is enclosed and bounded by wall. Paved area. Footpath to front door. Tarmac driveway leading to the rear garden and single detached garage with up and over door. The rear garden is laid mainly to lawn with patio areas. Brick raised planter. Two outbuildings with both having power one with plumbing for automatic washing machine.



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		82
(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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