



Margam Road, Port Talbot, Neath Port
Talbot. SA13 2BU

£219,950



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We are pleased to offer to the market this THREE BEDROOM DETACHED HOUSE located in the sought after area of Margam. The property is close to local school, shops and amenities. Close to the M4 corridor and has good transport links. It would make an ideal family home or first time purchase. EARLY VIEWING IS HIGHLY RECOMMENDED.

£219,950 - Freehold

- Three bedroom detached property
- Two reception rooms
- Enclosed front and rear gardens
- Rear garage and workshop
- NO ONGOING CHAIN
- Council Tax C



DESCRIPTION

We are pleased to offer this generous size throughout three bedroom detached property which is located close to local schools, shops and amenities. Good transport links.

Accommodation briefly comprises to the ground floor hallway, two reception rooms, fitted kitchen. to the first floor three bedrooms and family bathroom.

Externally there is a enclosed wrap around garden to front and back. To the rear there is a garage and workshop.

ENTRANCE

PVCu dark wood effect front door leading into hallway.

HALLWAY

Papered emulsioned ceiling and walls with original picture rails. Side frosted double glazed PVCu window. Wood effect laminate flooring. Doors leading off to ground floor accommodation. Under stair storage. Radiator. Concertina door leading into the old pantry cupboard with PVCu glazed window.

RECEPTION 1 (13' 1" x 11' 9") or (4.0m x 3.58m)

Polystyrene tiled ceiling. Emulsioned walls. PVCu bay window with fitted vertical blinds and curtains. Radiator. Fitted carpets

RECEPTION 2 (12' 4" x 11' 5") or (3.77m x 3.48m)

Polystyrene tiled ceiling. Coving. Emulsioned papered walls. PVCu dark wood side facing window and french doors leading out to the garden. Curtains and pole. Free standing electric fire with wooden surround. Fitted carpets.

KITCHEN (8' 8" x 7' 7") or (2.65m x 2.31m)

Polystyrene tiled ceiling. Fluorescent tube lighting. Coving. Papered walls with tiles to splash back areas. radiator. Wall mounted gas boiler. Side facing PVCu window with part glazed PVCu door leading to the garden. Room fitted with range of white wood floor and wall cupboards with laminate worktops. Appliances include dishwasher, Washing machine and Cooker. Stainless steel sink and drainer with chrome mixer taps. Black ceramic hob. Built in grill and oven below with overhead extractor hood. Under counter space for three appliances.

LANDING

Papered ceiling and emulsioned walls. Original picture rails. Radiator. Side facing PVCu window and doors leading off. Fitted carpets.

BEDROOM 1 (13' 1" x 10' 9") or (4.00m x 3.27m)

Polystyrene tiled ceiling. Coving. Papered walls. Radiator. Front facing dark wood PVCu bay window with fitted vertical blinds and curtains. Fitted carpets.



BEDROOM 2 (12' 4" x 10' 9") or (3.76m x 3.28m)

Papered ceiling with mock beams. Papered walls. Radiator. Rear facing dark wood PVCu windows with vertical blinds and curtains. Room fitted with range of dark wood veneer furniture with wardrobes and drawers. Fitted carpets.

BEDROOM 3 (6' 6" x 7' 6") or (1.98m x 2.28m)

Currently used as an office. Papered ceiling and walls with original picture rails. Radiator. Front facing dark wood PVCu window with vertical blinds fitted. Fitted carpets.

FAMILY BATHROOM (8' 9" x 7' 7") or (2.67m x 2.31m)

Emulsioned ceiling with loft access hatch. Part emulsioned walls. Rear facing dark wood PVCu window with fitted roller blind. Part ceramic wall tiles. Built in airing cupboard housing the water tank. Room fitted with three piece suite comprising w.c, wash hand basin with chrome mixer taps, bathtub with chrome mixer taps and built in shower cubicle. Electric shower and shower curtain. Radiator. Ceramic floor to ceiling tiles. Laminate floor tiles.

OUTSIDE

Off road parking


Generously sized wrap around garden bounded on three sides by block, brick and stone walling. Low maintenance garden with two paved patio areas with balustrade. Gravel beds with a planted border. Concrete driveway for two cars and access via wrought iron double gates to driveway. Two side gates lead to front of property. Path leading to the garage and workshop

GARAGE

Electric remote control door. Rear door and side window. Interconnecting door to workshop.



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 | 57 | |
| (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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