



Groeswen Park, Margam, Port Talbot,
Neath Port Talbot. SA13 2LJ

£129,950



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Available for sale with NO ONGOING CHAIN this modern mid link would be an ideal FIRST TIME BUY benefiting from a family bathroom to the FIRST FLOOR, en-suite shower to the master bedroom and GARDEN to the rear. The property is conveniently located within EASY ACCESS of local shops, schools and M4.

£129,950 - Freehold

- Three bedroom mid terrace. EPC-B83
- Downstairs cloakroom/w.c.
- Lounge with french doors
- Family bathroom to the first floor
- Enclosed garden to the rear



OVERVIEW

Groeswen Park is a modern development which is situated in the popular residential area of Margam. There are local shops and schools within walking distance and good road and bus links are available to the town centre and M4 corridor.

Accommodation briefly comprises to the ground floor entrance hall, cloaks/w.c., kitchen and lounge. To the first floor there are three bedrooms with an en-suite shower to bedroom one and a family bathroom. Externally there is an enclosed rear garden with gated access.

ENTRANCE HALL

Via PVCu door. Radiator and laminate flooring.

CLOAKROOM/W.C

Two piece suite comprising wash hand basin and low level w.c. Radiator and laminate flooring.

KITCHEN (10' 4" x 8' 1") or (3.15m x 2.46m)

PVCu double glazed window overlooking the front. Fitted kitchen having a range of wall and base units with coordinating roll edge worktops. Inset sink and drainer with mixer tap. Built-in electric oven and hob with extractor. Space for fridge/freezer. Plumbing for automatic washing machine. Space for tumble dryer. Radiator and laminate flooring.

LOUNGE (13' 6" x 11' 6") or (4.11m x 3.51m)

PVCu double glazed french doors leading out on to the rear garden. Understairs storage cupboard. Two radiators and laminate flooring.

FIRST FLOOR LANDING

Access to loft. Storage cupboard. Fitted carpet.

BEDROOM 1 (9' 11" x 8' 7") or (3.01m x 2.62m)

PVCu double glazed window overlooking the front. Radiator and fitted carpet.

EN SUITE

Three piece suite comprising shower cubicle, wash hand basin and low level w.c. Radiator and vinyl flooring.

BEDROOM 2 (9' 7" x 8' 7") or (2.92m x 2.62m)

PVCu double glazed window overlooking the rear. Radiator and fitted carpet.

BEDROOM 3 (6' 11" x 6' 4") or (2.10m x 1.93m)

PVCu double glazed window overlooking the rear. Radiator and fitted carpet.

FAMILY BATHROOM

Spotlights. Frosted glass PVCu double glazed window overlooking the front. Three piece suite comprising bath with over head shower, pedestal and low level w.c. Tiling to splashback areas. Radiator and vinyl flooring.



OUTSIDE

Enclosed garden to the rear which is mainly laid to lawn with small patio area and gated access leading out on to the side.



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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