



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

£169,995

PJC PAYTON
JEWELL
CAINES

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

Located with the popular residential area of MARGAM, within close proximity of local shops, YSGOL CWM BROMBIL and the M4 for commuter access, this extended three bedroom END TERRACED house would make an ideal FIRST TIME PURCHASE and is available. VIEWING HIGHLY RECOMMENDED.

£169,995 - Freehold

- Three bedroom end terraced house.
- Three reception rooms.
- Fitted kitchen.
- Utility room.
- Double garage.
- Council Tax B/EPC D



DESCRIPTION

We are pleased to offer to market this three bedroom end of terrace extended house situated within the popular residential area of Margam. Benefits from local shops, amenities and Cwm Brombil School are situated close by. There are good road, train and bus links available to Port Talbot town centre.

Accommodation briefly comprises of three reception rooms, fitted kitchen, downstairs w.c., utility room, three bedrooms and family bathroom.

ENTRANCE

Accessed via wood grain effect PVC double glazed front door with frosted double glazed side screen leading into a welcoming entrance hall.

ENTRANCE HALL

Artex ceiling, coving, polyripple and emulsioned walls, newly tiled flooring, staircase to first floor with fitted carpet, radiator. Open plan to under stairs area ideal for storage and coats.

RECEPTION 1 (13' 1" x 13' 1") or (4.0m x 3.98m)

Artexed ceiling, coving, emulsioned walls, laminate flooring, two radiators, one set with bay window and front facing PVCu triple glazed window. Focal point to the room is the marble fire surround with modern inset electric fire.

OPEN PLAN LOUNGE/KITCHEN/ORANGERY (19' 5" x 17' 5") or (5.93m x 5.31m)

Artex ceiling, coving, polyripple and emulsioned walls, solid wood flooring, recess walls to chimney breast with cupboards one side, marble hearth and back plate with onset electric fire.

The fixed island area offers a one and a half bowl stainless steel single drainer sink unit and mixer tap, dishwasher to remain, to the other side of the island there is a breakfast bar area. Kitchen is fitted with a range of wall and base units with complimentary work surfaces and matching splash backs. Four ring electric hob and split level electric oven, overhead extractor hood and space for fridge/freezer. Tiled flooring, window and multi glazed door leading into the extension that is used as reception three.

RECEPTION 3 (14' 7" x 10' 5") or (4.44m x 3.17m)

Tongue and groove to ceiling, emulsioned walls, laminate flooring, radiator and triple glazed windows and patio doors leading to rear garden with fitted blinds.

INNER PASSAGE

Tongue and groove ceiling, emulsioned walls, tiled flooring, PVCu part panelled and part double glazed door to side. Two doors leading off.

UTILITY ROOM

Textured ceiling, fully respated walls, tiled flooring with plumbing in place for automatic washing machine and shelving.



DOWNSTAIRS W.C.

Emulsioned ceiling, fully tiled walls and continuation of tiled flooring, radiator, low level w.c. wall mounted hand basin, wall mounted combination boiler and extractor fan.

LANDING

Textured ceiling with loft access hatch with pull down ladder, the loft is insulated with lighting installed, coving, polyripple walls and emulsioned, fitted carpet and all doors leading off.

BEDROOM 1 (13' 5" x 12' 2") or (4.10m x 3.71m)

Artex ceiling, coving, polyripple and emulsioned walls, fitted carpet, two radiators, one set within bay with front facing PVCu triple glazed window.

BEDROOM 2 (12' 2" x 11' 9") or (3.71m x 3.57m)

Polyripple ceiling and walls, fitted carpet, radiator and rear facing PVCu double glazed tilt and turn window.

BEDROOM 3 (8' 4" x 7' 4") or (2.54m x 2.23m)

Artex ceiling, coving, polyripple walls and emulsioned, fitted carpet, radiator and front facing PVCu triple glazed window.

SHOWER ROOM (6' 8" x 6' 1") or (2.04m x 1.86m)

Tongue and groove ceiling, fully tiled walls, vinyl floor covering, radiator and rear facing PVCu frosted double glazed tilt and turn window with fitted blinds. Shower room is fitted with a three piece suite in white comprising of low level w.c. hand basin set on vanity unit and double shower with fully respatex walls and electric overhead shower.

DOUBLE GARAGE (19' 3" x 20' 5") or (5.86m x 6.23m)

Accessed via an electric up and over roller doors, courtesy window and wooden door to rear garden. The garage has power and light installed.

OUTSIDE

Rear garden in enclosed and bounded by wall. Attractive garden with low maintenance paved areas and raised vegetable patch and flower beds. Green house to remain. Side access with light leading to the front via gate.

The front is enclosed and bounded by wall, with a paved lawn and attractive flower bed and footpath leading to the front door.


NOTE

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



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		
(69-80) C		76
(55-68) D	64	
(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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