



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

£220,000



PAYTON  
JEWELL  
CAINES

# Groeswen Park, Margam, Port Talbot, Neath Port Talbot. SA13 2AZ

Ideal FAMILY HOME for those looking for a low maintenance property and is located near the new CWM BROMBIL school. This four bedroom detached property which is situated in the POPULAR RESIDENTIAL AREA of MARGAM. Close to LOCAL AMENITIES and TRANSPORT LINK.

£220,000 - Freehold

- Four bedroom detached property
- Fitted kitchen with separate utility room
- Master bedroom with en suite
- Low maintenance rear garden
- Garage to the rear
- Council Tax D/ EPC C



## DESCRIPTION

This is an opportunity to purchase a four bedroom detached property in Groeswen Park which is situated along Margam Road and is a great location for access to the M4 for commuting, school/college and local shops. The property benefits from four bedroom, downstairs cloakroom, fitted kitchen, utility room, ensuite to master bedroom and family bathroom. To the rear there is a low maintenance garden and garage.

## ENTRANCE HALL

Access via PVCu part glazed front door. Emulsioned ceiling. Two flush light fittings. Emulsioned walls. Radiator. Stairs leading to first floor. Under-stair storage cupboard. Wood effect laminate flooring. All doors leading off.

## LOUNGE (13' 1" x 10' 8") or (4.00m x 3.24m)

Emulsioned ceiling. Flush centre ceiling light. Emulsioned walls. Double glazed PVCu window to the front of property. Radiator Fitted carpet.

## DOWNSTAIRS CLOAKROOM (5' 0" x 4' 1") or (1.53m x 1.24m)

Emulsioned ceiling. Flush ceiling light fitting. Ceiling extractor fan. Emulsioned walls. Wall mounted chrome towel rail. Two piece suite comprising W.C and pedestal wash hand basin. Wood effect laminate flooring.

## KITCHEN/DINER (17' 4" x 10' 10") or (5.28m x 3.31m)

Emulsioned skimmed ceiling. Two flush light fittings. Emulsioned skimmed walls. Wood effect laminate flooring. Two radiators. Double glazed PVCu window to the rear of property. PVCu french doors opening out to the rear garden. Room is fitted with a range of white melamine floor and wall cupboards with brushed stainless steel handles and complimentary wood effect laminate worktop. One and a half stainless steel sink and drainer. Built in white enamel four ring gas hob with electric oven below and overhead extractor hood. Integrated appliances: fridge, freezer.

## UTILITY ROOM

Emulsioned skimmed ceiling. Flush light fitting. Extractor fan. Emulsioned skimmed walls. Wood effect laminate flooring. Double glazed PVCu window to the side of property. Laminate worktop with white melamine cupboard below. Space for washing machine. Wall mounted condenser boiler.

## LANDING

Emulsioned skimmed ceiling. Loft access hatch. Flush light fitting. Emulsioned skimmed walls. Fitted carpet. Radiator. Built in airing cupboard housing the water tank. Doors leading off.

## BEDROOM 1 (11' 1" x 10' 7") or (3.39m x 3.23m)

Emulsioned skimmed ceiling. Pendant light fitting. Emulsioned skimmed walls. Fitted carpet. Radiator. Double glazed PVCu window to the front of property. Room is fitted with built in double wardrobes. Door leading into ensuite.

## EN SUITE (4' 9" x 4' 5") or (1.44m x 1.34m)

Emulsioned skimmed ceiling. Flush light fitting. Inset chrome spot. Extractor fan. Emulsioned skimmed walls. Ceramic tiles to splash back areas. Ceramic floor tiles. Frosted double glazed PVCu window to side of property. Chrome wall mounted heated towel rail. Room is fitted with three piece suite comprising w.c. pedestal wash hand basin. Walk-in shower cubicle with rainfall shower head and sliding glass doors.



## **BEDROOM 2 (11' 0" x 9' 10") or (3.35m x 3.00m)**

Emulsioned skimmed ceiling. Pendant light fitting. Emulsioned skimmed walls. Fitted carpet. Radiator. Double glazed PVCu window to the rear of property.

## **BEDROOM 3 (7' 9" x 6' 7") or (2.36m x 2.00m)**

Emulsioned skimmed ceiling. Pendant light fitting. Emulsioned skimmed walls. Fitted carpet. Radiator. Double glazed PVCu window to the front of property.

## **BEDROOM 4 (8' 8" x 7' 4") or (2.65m x 2.23m)**

Emulsioned skimmed ceiling. Pendant light fitting. Emulsioned skimmed walls. Fitted carpet. Radiator. Double glazed PVCu window to the rear of property.

## **FAMILY BATHROOM (6' 7" x 5' 5") or (2.0m x 1.66m)**

Emulsioned skimmed ceiling. Flush light fitting. Extractor fan. Emulsioned skimmed walls. Ceramic tiles to splash back areas. Ceramic floor tiles. Chrome wall mounted heated towel rail. Room is fitted with three piece suite comprising w.c. pedestal wash hand basin and bath.

## **GARAGE**

Situated at the rear of the property, this linked garage has a traditional up and over door and is leasehold.

## **OUTSIDE**

To the rear there is a low maintenance garden bounded on two sides by wooden fencing and a wall to the rear. Garden is laid mainly with wooden decking and planted with shrubs and small potted plants. Wooden corner shed and flagstone pathway leading around the property to a wooden gate giving access the rear garage.

Property is reached by a private pathway to a lawn front garden. Path leading to front door.


## **NOTES**

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

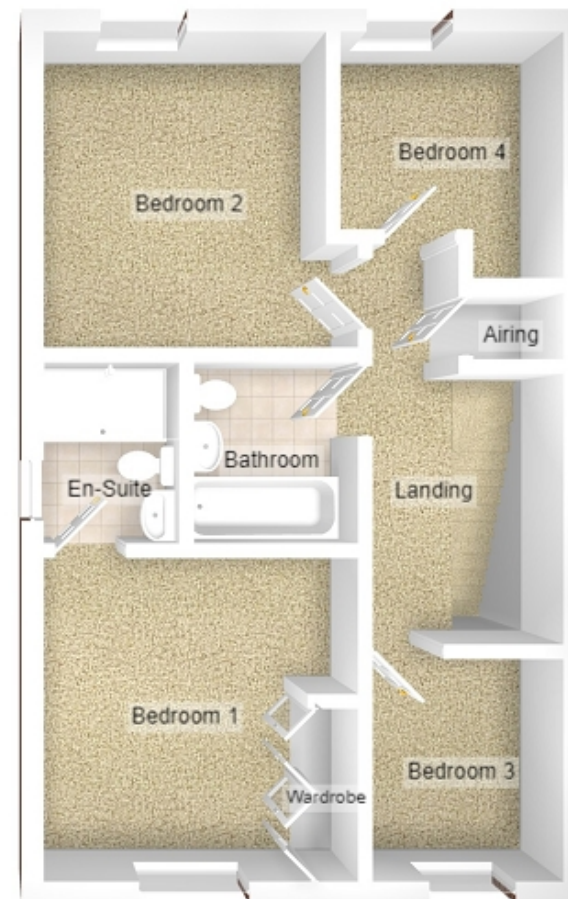


For more photos please see [www.pjhomes.co.uk](http://www.pjhomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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