



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

Guide Price
£130,000



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We are pleased to offer to the market this THREE BEDROOM SEMI DETACHED HOUSE located in the sought after area of Margam. The property is close to local schools, shops and amenities. Close to the M4 corridor and has good transport links. It would make an ideal family home or investment property.

Guide Price £130,000 - Freehold

- Three bedroom semi detached house
- Two reception rooms
- Detached garage
- Council Tax C
- For sale by Modern Method Auction - T & C's apply
- Subject to reserve price
- Buyers fees apply
- Fixed time scale for exchange and completion



DESCRIPTION

We are pleased to offer to the market this THREE BEDROOM SEMI 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 investment property. Accommodation briefly comprises hallway, two reception rooms, kitchen/diner, utility room and downstairs W.C. To the first floor three bedrooms and family bathroom. To the outside front and rear gardens, Garage. Off road parking.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

ENTRANCE HALL

Access via PVCu part panelled part frosted double glazed door. Skimmed ceiling. Original coving. Emulsioned walls. Radiator. Under stairs storage. Stair case to first floor. Original tiled flooring. All doors leading off.

RECEPTION 1 (13' 3" x 13' 0") or (4.05m x 3.97m)

Skimmed ceiling. Emulsioned walls with one feature papered wall. Original picture rail. Front facing double glazed PVCu window set within bay. Vertical blinds. Radiator. Laminate flooring.

RECEPTION 2 (14' 4" x 10' 0") or (4.37m x 3.04m)

Skimmed ceiling. Emulsioned walls with one featured papered wall. Front facing double glazed PVCu window. Vertical blinds. Radiator. Fitted carpet.

KITCHEN/DINING ROOM (23' 8" x 10' 4") or (7.21m x 3.15m)

Skimmed ceiling. Inset ceiling lights. Emulsioned walls with tiles to splash back areas. Feature papered wall in dining area. Rear facing double glazed PVCu window. Kitchen fitted with wall and base units and complimentary work surfaces. One and half bowl stainless steel single drainer sink unit with mixer tap. Four ring gas hob. Electric oven. Extractor hood. Plumbing for automatic washing machine. Space for fridge freezer. Towel rail heater. Radiator. Tiled flooring. PVCu french doors to rear garden.

UTILITY ROOM

Skimmed ceiling. Inset ceiling lights. Emulsioned walls with respatex to one wall. Rear facing double glazed PVCu window. Plumbing for automatic washing machine. Space for other appliances. Wall mounted combi boiler. Tiled flooring.

CLOAK ROOM

Skimmed ceiling. Inset ceiling lights. Emulsioned walls. Rear facing frosted double glazed PVCu window. Two piece suite comprising low level w.c., and hand basin set within vanity unit. Radiator. Tiled flooring.

LANDING

Papered ceiling. Coving. Access into attic. Emulsioned walls. Side facing double glazed PVCu window. Fitted carpet. All doors leading off.

FAMILY BATHROOM (11' 11" x 6' 11") or (3.62m x 2.10m)

Skimmed ceiling. Inset ceiling lights. Emulsioned walls. Two rear facing frosted double glazed PVCu windows. Chrome towel rail heater. Radiator. Four piece suite comprising low level w.c., hand basin set within vanity unit, corner bath and shower cubicle with restapex walls. Vinyl floor covering.

BEDROOM 1 (13' 6" x 13' 5") or (4.11m x 4.08m)

Skimmed ceiling. Emulsioned walls. Front facing double glazed PVCu window set within bay. Radiator. Laminate flooring.

BEDROOM 2 (14' 5" x 10' 1") or (4.40m x 3.07m)

Skimmed ceiling. Emulsioned walls with one feature papered wall. Front facing double glazed PVCu window. Radiator. Fitted carpet.

BEDROOM 3 (10' 4" x 10' 2") or (3.14m x 3.11m)

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

OUTSIDE

The front is enclosed and bounded by wall. Laid to lawn area. Foot path and steps to front door.


Side access leading to:

The rear is enclosed and bounded by mainly wall. Lawn area. Paved patio. Off road parking via wooden gates for several cars. Single garage. Storage shed.

NOTE

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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(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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