

Payton  
Jewell  
Caines



Saltoun Street, Margam, Port Talbot, Neath  
Port Talbot. SA13 2DS

£139,950





# Saltoun Street, Margam, Port Talbot, Neath Port Talbot. SA13 2DS

Welcoming to the market this three bedroom semi-detached traditional build house located in the heart of Margam that would be an ideal FIRST TIME BUY or FAMILY HOME. Early viewing is highly recommended to fully appreciate the potential of this family home.

## £139,950 - Freehold

- Three bedroom semi-detached house
- Kitchen with separate utility room
- Two reception rooms
- Downstairs shower room with upstairs WC
- NO ONGOING CHAIN
- EPC D/Council Tax B



## DESCRIPTION

Welcoming to the market this three bedroom semi-detached traditional build house located in the heart of Margam that would be an ideal FIRST TIME BUY or FAMILY HOME. Close to local shops, Ysgol Cwm Brombil school, local amenities and good transport links to the M4 corridor. There is parking to the front of the property as well as local public transport within walking distance. Early viewing is highly recommended to fully appreciate the potential of this family home.

The property briefly consists of two reception rooms, kitchen with separate utility room, downstairs shower room with separate WC, three bedrooms and upstairs WC. Externally there are both front and rear gardens.

## ENTRANCE

Access via dark wood effect PVCu part double glazed front door leading into hallway. Polystyrene tiled ceiling with pendant light fitting. Wallpapered walls. Mirror tiles. Radiator. Fitted carpet. Staircase to first floor accommodation. Door leading into:

### RECEPTION 1 (13' 5" x 12' 7") or (4.10m x 3.83m)

Polystyrene tiled ceiling with pendant light fitting. Wallpapered walls. Skirting board. Fitted carpet. Radiator. Free standing electric fire. Built in storage cupboards to alcoves, one housing the hot water tank. Front facing dark wood effect PVCu double glazed window with fitted vertical blinds and curtain pole. Wooded double glazed door leading into:

### RECEPTION 2 (10' 11" x 7' 3") or (3.33m x 2.20m)

Polystyrene tiled ceiling with flush light fitting. Wallpapered walls. Skirting board. Fitted carpet. Wall mounted gas fire with gas central heating back boiler. Built in understair storage cupboard. Side facing dark wood effect PVCu double glazed window with net curtain. Door leading into:

### SHOWER ROOM (7' 9" x 5' 1") or (2.35m x 1.55m)

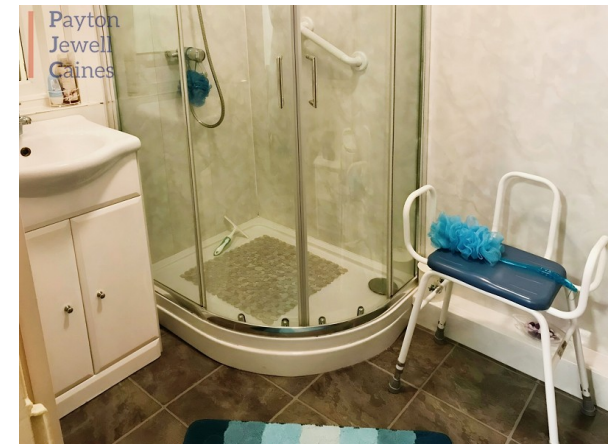
Respatex clad ceiling with flush light fitting. Floor to ceiling respatex clad walls. Vinyl floor tiles. Radiator. Room is fitted with a two piece white suite comprising wash hand basin set within gloss vanity unit with chrome hot and cold mixer tap, corner shower with shower tray, chrome wall mounted shower and glass sliding doors. Rear facing frosted PVCu double glazed window.

### KITCHEN (13' 11" x 9' 10") or (4.24m x 3.0m)

Emulsioned ceiling with two fluorescent strip lights. Emulsioned walls with ceramic tiles to splash back areas. Vinyl flooring. Radiator. Room is fitted with a range of melamine floor and wall cupboards with laminate worktop. Freestanding four ring electric cooker. Stainless steel sink and drainer with chrome hot and cold taps. Wall mounted gas fire. One frosted side facing and one rear facing dark wood effect PVCu double glazed windows. Side facing dark wood effect PVCu half double glazed door leading to rear garden. Opening into:

### UTILITY (9' 8" x 5' 9") or (2.95m x 1.76m)

Emulsioned ceiling with fluorescent strip tube light. Emulsioned walls. Vinyl flooring. Radiator. Storage cupboard with wooden bi-fold doors. Laminate worktop with undercounter space for two appliances and space for an upright fridge/freezer. Rear facing dark wood effect PVCu double glazed window with fitted roller blind. Door leading into:





## W.C.

Emulsioned ceiling with flush light fitting. Floor to ceiling respatex panelling. Vinyl flooring. White low level WC.

## LANDING

Polystyrene tiled ceiling with pendant light fitting. Wallpapered walls. Side facing dark wood effect PVCu double glazed window with fitted vertical blind. Fitted carpet. Doors leading off.

## BEDROOM 1 (11' 10" x 8' 11") or (3.60m x 2.73m)

Polystyrene tiled ceiling with pendant light fitting. Wallpapered walls. Fitted carpet. Radiator. Range of built in wardrobes with melamine doors and drawers. Two front facing dark wood effect PVCu double glazed windows with fitted vertical blinds.

## BEDROOM 2 (10' 10" x 8' 11") or (3.30m x 2.72m)

Polystyrene tiled ceiling with pendant light fitting. Wallpapered walls. Radiator. Fitted carpet. Rear facing dark wood effect PVCu double glazed window with fitted roller blind.

## BEDROOM 3 (8' 10" x 4' 11") or (2.70m x 1.50m)

Polystyrene tiled ceiling with pendant light fitting. Wallpapered walls. Radiator. Fitted carpet. Built in double door wardrobe. Rear facing dark wood effect PVCu double glazed window with fitted roller blind.

## W.C. (5' 7" x 2' 7") or (1.70m x 0.78m)

Polystyrene tiled ceiling with pendant light fitting. Respatex panelled walls. Vinyl flooring. Room is fitted with a two piece white suite comprising WC and wall mounted wash hand basin with chrome tap. Side facing frosted dark wood effect PVCu double glazed window.

## OUTSIDE

Front garden bounded by block wall and wood fence. Laid mainly to decorative gravel with concrete path to front door and around to side of house. Wooden gate allowing access to rear garden. Rear garden bounded on three sides by block wall and wood fence. Laid mainly to lawn with paved sun terrace. concrete path leading to further concrete sun terrace. Brick built storage shed.


## 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.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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