

Payton  
Jewell  
Caines



2 Bertha Road, Margam, Port Talbot, Neath  
Port Talbot. SA13 2AW

£195,000



## 2 Bertha Road, Margam, Port Talbot, Neath Port Talbot. SA13 2AW

We are pleased to present to the market this four bedroom semi detached traditional build house located in the heart of Margam. Early viewing is highly recommended for this property offered with NO ONGOING CHAIN.

£195,000 - Freehold

- Four bedroom semi-detached house
- Two/three reception rooms
- Downstairs wet room and upstairs bathroom
- Off road parking
- NO ONGOING CHAIN
- EPC D/Council Tax C



## DESCRIPTION

We are pleased to present to the market this four bedroom semi detached traditional build house located in the heart of Margam. Close proximity to local shops, Ysgol Cwm Brombil school, amenities and transport links to Port Talbot town centre. Early viewing is highly recommended for this property offered with NO ONGOING CHAIN.

Property briefly consists of two/three reception rooms, kitchen/diner, wet room, three/four bedrooms and family bathroom. Externally there is a front garden with off road parking and a rear garden with storage shed.

## ENTRANCE

Access via dark wood effect PVCu part double glazed front door leading into porch. Skimmed ceiling with inset spotlight. Skimmed walls. Ceramic floor tiles. Wrap around ark wood effect PVCu double glazed windows. Dark wood effect PVCu double glazed door leading into:

## HALLWAY

Wallpapered ceiling. Wallpapered walls. Fitted carpet. Stairs to first floor accommodation. Door leading into:

## RECEPTION 1 (13' 1" x 14' 4") or (4.0m x 4.36m)

\*Measurements into the bay\*

Wallpapered ceiling. Wallpapered walls. Fitted carpet. Radiator. Freestanding gas fire, room has working chimney allowing installation of wood burner to replace the gas fire. Hardwood double glazed window to front of property set within bay. Door leading into:

## RECEPTION 2 (16' 1" x 9' 9") or (4.90m x 2.97m)

Wallpapered ceiling. Wallpapered walls. Fitted carpet. Radiator. Room has working chimney allowing installation of wood burner to replace the gas fire. Built in storage cupboard. Hardwood double glazed window to side of property with fitted vertical blinds and curtain pole. Double wood glazed doors leading into:

## KITCHEN/DINER (13' 10" x 12' 7") or (4.21m x 3.84m)

Emulsioned ceiling with two fluorescent tube lights. Emulsioned walls with ceramic tiles to splash back areas. Ceramic floor tiles. Radiator. Kitchen is fitted with a range of melamine floor and wall cupboards with complementary work tops. Green melamine one and a half sink and drainer with mixer tap. Free standing four ring gas cooker. Undercounter space for an appliance. Space for side by side fridge/freezer. Built in storage cupboard with shelving housing the washing machine. Oak wood effect PVCu double glazed french doors leading to the rear garden with fitted vertical blinds and curtain pole. Oak effect PVCu half double glazed door leading to the rear garden with oak effect double glazed side window with fitted vertical blind.

## WET ROOM (6' 6" x 6' 5") or (1.98m x 1.95m)

Emulsioned ceiling with inset spotlights. Floor to ceiling ceramic tiles. Ceramic floor tiles. Wall mounted heated towel rail. Room is fitted with a two piece white suite comprising corner mounted WC, pedestal wash hand basin, wall mounted mains fed walk in shower with shower curtain. Dark wood effect PVCu double glazed window to side of property with fitted vertical blinds.



## RECEPTION 3/BEDROOM 4 (12' 10" max x 10' 6" max) or (3.91m max x 3.21m max)

\*Measurements at widest point\*

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. Dark wood effect PVCu double glazed window to front of property with curtain pole. Dark wood effect PVCu double glazed window to side of property.

## LANDING

Wallpapered ceiling. Wallpapered walls with picture rail. Hardwood double glazed frosted window to side of property with curtain pole. Doors leading off.

## BEDROOM 1 (12' 6" x 10' 4") or (3.81m x 3.15m)

Wallpapered ceiling. Wallpapered walls with picture rail. Fitted carpet. Radiator. Built in melamine wardrobes with storage above. Hardwood double glazed window to front of property set within bay with curtain pole.

## BEDROOM 2 (11' 7" x 9' 4") or (3.54m x 2.84m)

Polystyrene tiled ceiling. Wallpapered walls. Fitted carpet. Radiator. Built in storage cupboard housing the combination boiler. Dark wood effect PVCu double glazed window to rear of property with curtain pole.

## BEDROOM 3 (8' 7" x 8' 0") or (2.61m x 2.45m)

Polystyrene tiled ceiling. Wallpapered walls. Fitted carpet. Radiator. Dark wood effect PVCu double glazed window to rear of property with curtain pole.

## FAMILY BATHROOM (5' 10" x 5' 1") or (1.78m x 1.56m)

Emulsioned ceiling with inset spotlights. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Wall mounted heated towel rail. Room is fitted with a three piece white suite comprising WC, pedestal wash hand basin with mixer tap, corner shower cubical with wall mounted electric shower and curved glass doors. Hardwood double glazed window to front of property with curtain pole.

## OUTSIDE

Front garden is bounded on three sides by brick wall and metal fencing. Herringbone paved driveway leading to the front door offering off road parking. Metal gate with concrete path to front door. Laid mainly to lawn with boarder of planted flowers and shrubs.

Rear garden is bounded on three sides by brick wall and wood fence. Concrete sun terrace with path bounded on either side by decorative gravel bed. Planted boarders with flowers and shrubs. Stone built storage shed with wooden access 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](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>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	60	
(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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