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30 Bracken Road
Margam
Port Talbot
SA13 2AY

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Asking price **£189,950**

Nestled within a quiet residential area of Margam, offering excellent commuter access and local amenities within walking distance, is this very well presented three bedroom semi detached family home.

A circa 1930's bay fronted semi detached family home

Situated within the quiet village of Margam

An ideal purchase for first time buyers

Impressive open plan kitchen/dining/living space to the rear

Conveniently situated close to local amenities

Within walking distance to the reputable Ysgol Cwm Brombil

Offering excellent commuter transport links

Fitted with a modern gas combination boiler

Beautifully landscaped Southerly facing rear garden

Driveway off road parking





This charming, circa 1930's traditional bay fronted semi detached family home is located within a quiet residential area, surround by similar style properties in the sought after Margam village area of Neath, Port Talbot. Boasting hillside views to the front, yet less than a five minute drive to join the M4, the property's size and location make it an ideal choice for those who rely on excellent transportation links but enjoy a scenic view. The local village amenities and the reputable super school of Cwm Brombil are both within easy walking distance from the property.

The property is entered via a composite and glazed panel door into a light and inviting entrance hallway, benefitting from fitted marble effect ceramic tiled flooring and an obscure double glazed window to the front. The hallway provides a sense of space, as the area opens towards the rear into the impressive kitchen/dining/living room. There is a staircase within the hallway providing access to the first floor accommodation and a doorway to the left providing access into the front separate reception room.

The front reception room is a cosy alternative area to relax in from the open plan living space to the rear. The room is flooded with natural light for a double glazed bay window to the front.

The room offers laminate wood flooring and retains the original chimney breast, providing scope to add a feature fire place. The light and spacious kitchen/dining/living area has a continuation of the marble effect ceramic tiled flooring and benefits from a feature wall to one side, offering alcove shelving and cupboard storage.

The kitchen has been fitted with a modern range of base and wall mounted units, with a light laminated worksurface over. It offers an integrated fridge/freezer, an integrated electric oven with a five burner gas hob, contemporary extractor hood over, a stainless steel sink unit positioned below a rear double glazed window and offers space for two appliances. The living/dining area has a set of double glazed sliding patio doors to the rear, allowing for light, access and views of the garden.

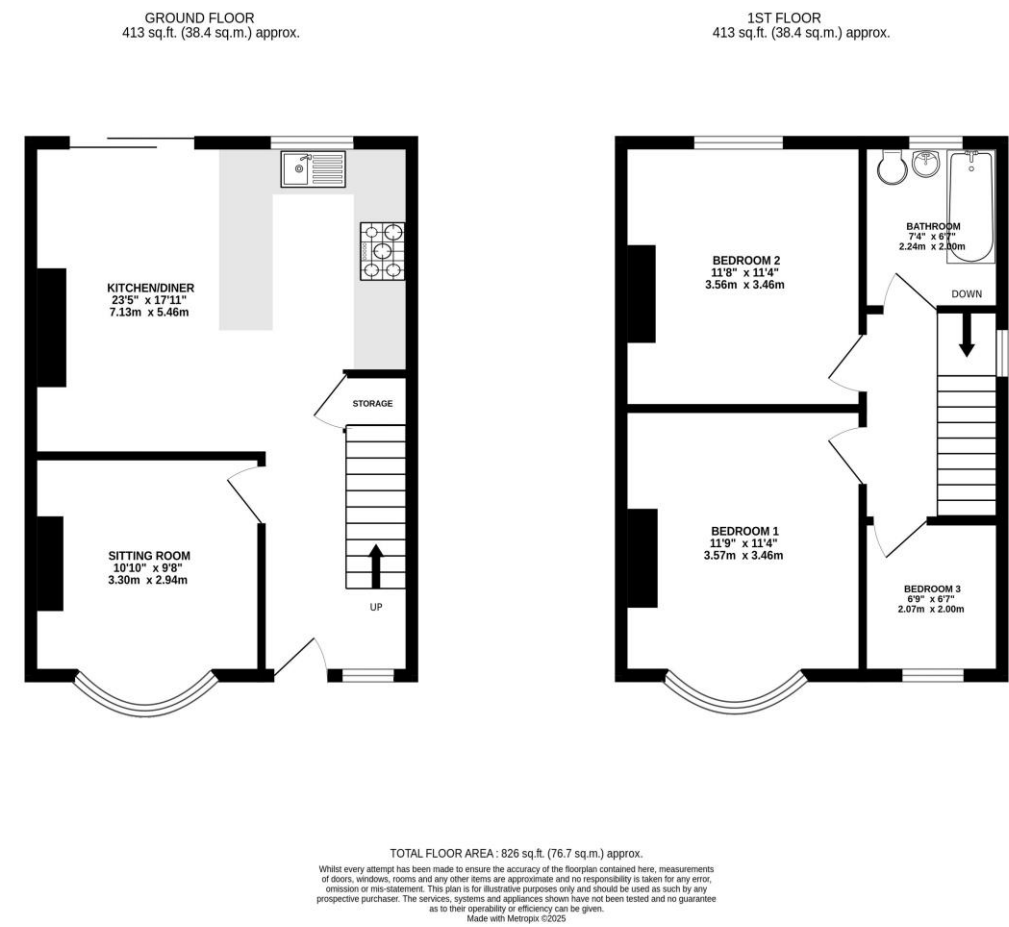
The staircase and landing area features fitted carpet flooring, with a window at the head of the stairs providing natural light.

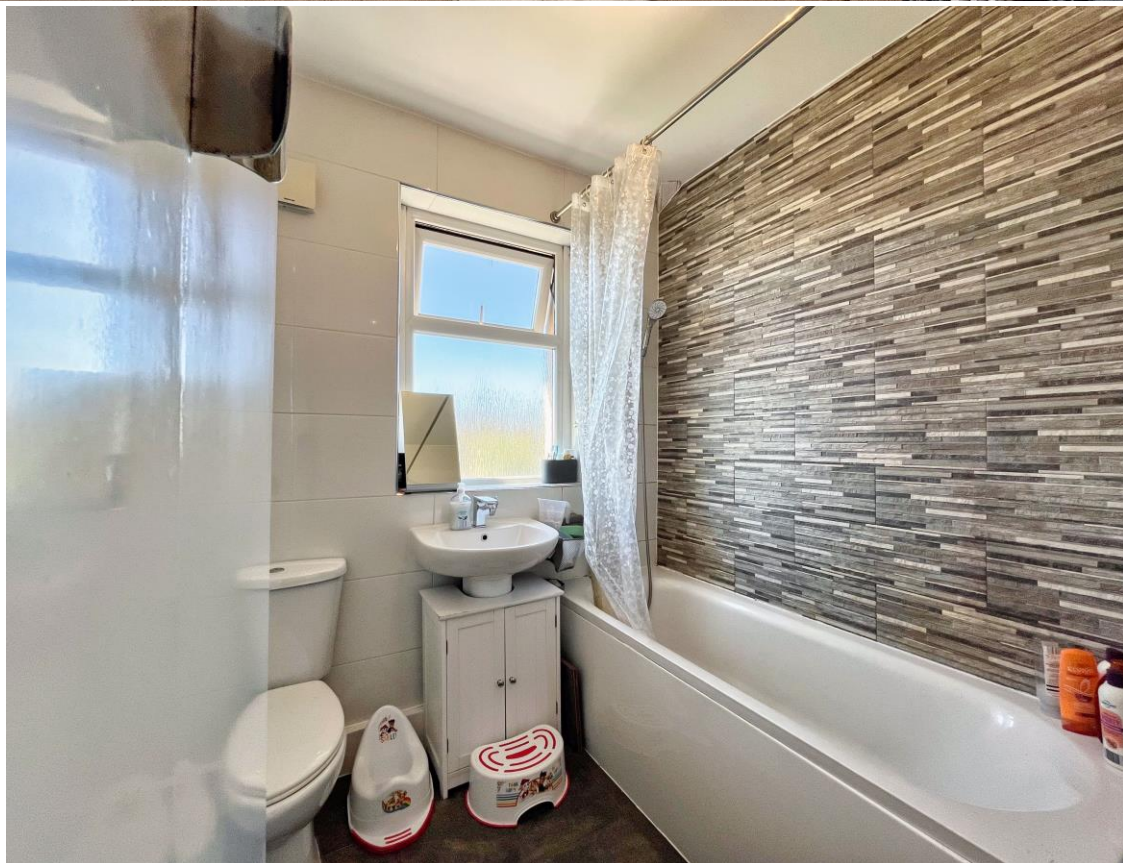
The landing gives access to all three bedrooms and the family bathroom. Bedrooms one and two are generous sized double bedrooms, each fitted with carpet flooring. Bedroom one features a large double glazed bay window to the front, enjoying hillside views to the front.

Bedroom two has a double glazed window to the rear, enjoying views over the garden. Bedroom three is a well proportioned single bedroom, with a double glazed window to the front enjoying the same views and bedroom one.

All the bedrooms share the use of the family bathroom. It has been fitted with a three piece suite comprising; panel bath with over bath shower fitted, pedestal wash hand basin with cupboard storage below and a low level WC. The room features tiling to all walls, with a feature tiled wall over the bath, an obscure glazed window to the rear and tile effect vinyl flooring.

Externally to the front of the property, a level brick pavia driveway provides off road parking for one vehicle positioned ahead of the property. A wide side access, enclosed by a tall wrought iron gate gives access to the beautifully landscaped, Southerly facing garden at the rear. The garden features a slate stone effect patio area, with a pathway running centrally to the rear boundary, flanked by artificial grass to either side. The garden benefits from a large level concrete area at the rear, allowing for a summer house or shed to be placed.





Directions

Sat Nav users SA13 2AY

Tenure

Freehold

Services

All Mains Services

Council Tax Band B

EPC Rating D

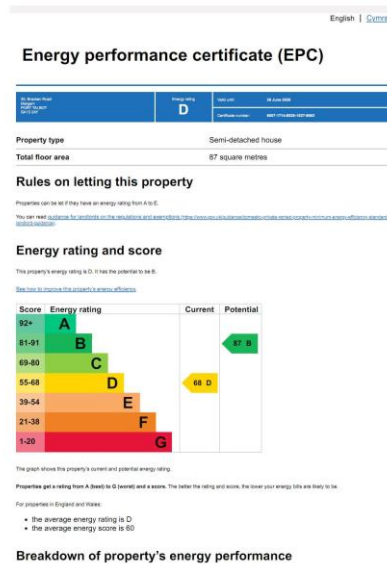
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Herbert R Thomas

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herbert r thomas

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

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