



53 Pellau Road, Port Talbot, Neath Port Talbot. SA13 2LG



**£139,000**

## Main Features

- Semi Detached
- Three Bedrooms
- uPVC Double Glazing
- Gas Central Heating
- Garage & Off Road Parking
- Early Viewing Recommended
- Corner Plot
- No Ongoing Chain

## General Information

This three bedrooms semi detached corner plot property situated in a popular location of Margam within an easy access to the M4 Motorway, local shops and schools. The property comprises of entrance hallway, lounge, dining room, kitchen, dressing room and bathroom to the ground floor and three bedrooms to the first floor. There is a detached garage to the rear and off road parking. The property benefits from gas central heating and uPVC double glazing and Kitchen and Bathroom Extension to the Rear . Early viewing is highly recommended.

## GROUND FLOOR

Through uPVC double glazed door to.

### Entrance Hall

Carpet to stairs.

### Lounge

(10' 0" x 14' 3") or (3.06m x 4.34m)

uPVC double glazed window. Under stairs cupboard. Radiator. Carpet.

### Dining Room

(8' 2" x 11' 1") or (2.50m x 3.39m)

uPVC double glazed window. Radiator. Carpet. Through to.

## Kitchen

(11' 9" x 11' 3") or (3.57m x 3.44m)

Coving. Two uPVC double glazed windows. uPVC double glazed door. Stainless steel sink unit incorporated in base unit with matching range of base and wall units. Plumbed for washing machine. Built in oven and hob. Stainless steel extractor hood. Part tiled between units. Radiator. Ceramic tiled floor.

## Dressing Room

(5' 6" x 7' 3") or (1.67m x 2.21m)

Coving. Radiator. Carpet. Through to.

## Bathroom

Coving. uPVC double glazed window. Panelled bath with shower over and screen. Pedestal wash hand basin. Low level W.C. Part tiled to three piece. Radiator. Cushion flooring.

## FIRST FLOOR

### Landing

Carpet.

### Bedroom One (Front)

(14' 4" x 8' 3") or (4.38m x 2.52m)

uPVC double glazed window. Radiator. Carpet. Cupboard with uPVC Double Glazed Window.

### Bedroom Two (Rear)

(8' 4" x 10' 4") or (2.53m x 3.16m)

uPVC double glazed tilt and turn window. Cupboard housing combination boiler serving domestic hot water and central heating. Radiator. Carpet.

### **Bedroom Three (Rear)**

(8' 10" x 7' 4") or (2.70m x 2.24m)

uPVC double glazed window. Access to loft. Radiator. Carpet.

### **EXTERNALLY**

#### **To Front**

Small triangular garden to front, paved access to side garden.

#### **To Rear**

Side garden are rear enclosed by wall and fencing with top tier having stoned area, steps to lower area with gated access for parking one car with lawned area and detached garage with access to side.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** A

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold









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>		
(55-68) <b>D</b>	61	71
(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.

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including £180,000 0% The portion over £180,000 up to and including £250,000 3.5% The portion over £250,000 up to and including £400,000 5% The portion over £400,000 £400,000 up to and including £750,000 7.5% The portion over £750,000 up to and including £1,500,000 10% The portion over £1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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