



## Margam Street, £190,000

- Council Tax Band B
- Five Double Bedroom
- Attractive Views
- Garden/ Games Room
- Central To Local Amenities
- EPC Rating: D



 5  2  1



## About the property

Discover a meticulously presented semi-detached house boasting five spacious double bedrooms, nestled in the picturesque semi-rural village of Cymmer, centrally located between Maesteg and Port Talbot. This charming property welcomes you with an inviting entrance hall leading to a cozy lounge and a modern kitchen/diner. Upstairs, three double bedrooms, including a master with en suite, accompany a family bathroom, while a staircase ascends to reveal two additional double bedrooms on the second floor. Embrace the spaciousness of this family home, complemented by a low-maintenance enclosed rear garden offering stunning views, a generous garden room, gas central heating, and double glazing throughout. Whether you're seeking ample living space for your family or an investment opportunity for a holiday retreat, viewing is highly recommended to fully appreciate all this property has to offer.





## Accommodation

**Entrance Porch**

**Entrance Hall**

**Lounge**

12' 8" x 14' 1" ( 3.86m x 4.29m )

**Kitchen**

16' 5" Max x 23' 6" ( 5.00m Max x 7.16m )

**Landing**

**Bedroom 1**

10' 1" x 13' 1" ( 3.07m x 3.99m )

**En Suite**

**Bedroom 2**

10' 1" x 13' 1" ( 3.07m x 3.99m )

**Bedroom 3**

9' 5" x 9' 5" ( 2.87m x 2.87m )

**Second Floor**

**Bedroom 4**

9' 6" x 9' 8" ( 2.90m x 2.95m )

**Bedroom 5**

16' 7" max x 14' 8" max ( 5.05m max x 4.47m max )

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.