



Margam Road, Port Talbot, Neath Port
Talbot. SA13 2BN

£182,000

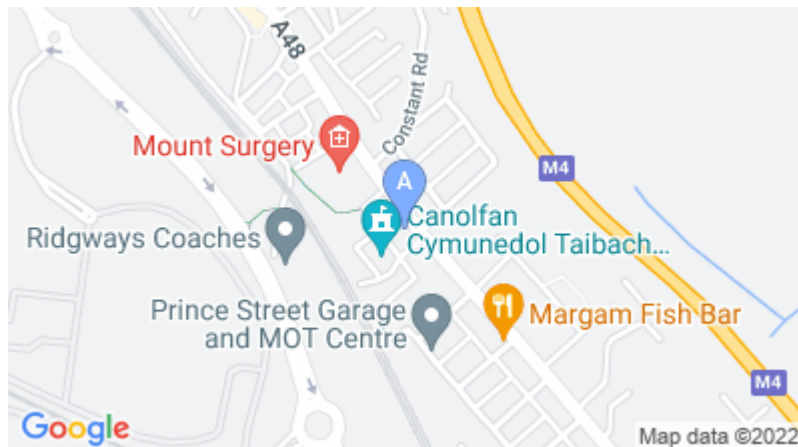
PJC PAYTON
JEWELL
CAINES

Margam Road, Port Talbot, Neath Port Talbot. SA13 2BN

We are pleased to offer to the market this NEWLY REFURBISHED three bedroom semi-detached house located in the sought after location of Margam. The property features MODERN fittings throughout and would make an ideal family home or first time purchase. EARLY VIEWING IS HIGHLY RECOMMENDED.

£182,000

- Newly refurbished throughout
- Traditional THREE bedroom semi-detached house
- Modern kitchen and bathroom
- Detached double garage
- Offering spacious accommodation
- NO ONGOING CHAIN
- EPC - D, Council tax band B



DESCRIPTION

Introducing this newly refurbished three bedroom semi-detached house which is located within the popular residential area of Margam. Local shops, amenities and Cwm Brombil School are situated close by and there are good road and bus links available to Port Talbot town centre and Transport Hub.

Accommodation briefly comprises entrance hall, lounge/dining room, kitchen, landing, family bathroom and three bedrooms. The property benefits from enclosed front and rear gardens, detached double garage and is newly refurbished throughout. The property is offered with NO ONGOING CHAIN.

ENTRANCE HALL

Accessed via PVCu frosted glass double glazed front door with matching side screen. Artexed and coved ceiling, emulsioned walls, laminate flooring, open plan under stairs area. Staircase to the first floor with spindle balustrade with fitted carpet.

LOUNGE / DINING ROOM (25' 11" max x 18' 0" max) or (7.91m max x 5.49m max)

Skimmed and coved ceiling, emulsioned walls, two radiators, newly fitted carpet and three down lights. There is double glazed PVCu windows set within the bay looking out to the front of the property and PVCu double glazed french doors providing access to the rear garden. Ample space for dining table and chairs. Doorway into the kitchen.

KITCHEN (13' 4" x 6' 5") or (4.06m x 1.96m)

Refurbished to a high standard the kitchen is finished with skimmed ceiling with inset lights, emulsioned walls with modern tiling to the splash back areas, plinth heater and contemporary vinyl flooring. Double glazed PVCu window to the rear of the property and PVCu door providing access to the rear garden.

The kitchen is comprised of a range of wall and base units in a lined oak effect with complementary roll top work surfaces. Single drainer sink unit with mixer tap. Built in electric oven with four ring gas hob and concealed extractor hood. Space for fridge/freezer which can remain and plumbing for automatic appliances.

LANDING

Artexed and coved ceiling, hatch providing access to the loft space, emulsioned walls, fitted carpet and spindle balustrade. Doors leading off.

FAMILY BATHROOM (6' 6" x 5' 11") or (1.98m x 1.81m)

Skimmed ceiling with inset ceiling lights and extractor fan, part-emulsioned and part-tiled walls with fully tiled wall to the bath area, vinyl floor covering, chrome heated towel rail and frosted glass PVCu double glazed window to the rear of the property.

There is a newly fitted three piece suite in white comprising low level WC, wash hand basin set within a vanity unit and P-shaped bath with central chrome taps, overhead mains fed shower and glass shower screen.

BEDROOM 1 (13' 8" x 12' 0") or (4.16m x 3.66m)

Skimmed ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed windows to the front of the property set within the bay.



BEDROOM 2 (12' 4" x 11' 11") or (3.76m x 3.63m)

Skimmed ceiling, emulsioned walls, newly fitted carpet, radiator, cupboard housing the gas-fired combination boiler and PVCu double glazed window to the rear of the property.

BEDROOM 3 (8' 6" x 7' 7") or (2.59m x 2.30m)

Skimmed ceiling, emulsioned walls, newly fitted carpet, radiator and PVCu double glazed window to the front of the property.


OUTSIDE

The front of the property is enclosed by natural stone walls, mainly laid to stone gravel, footpath leading to the front door and side access providing access to the rear garden.

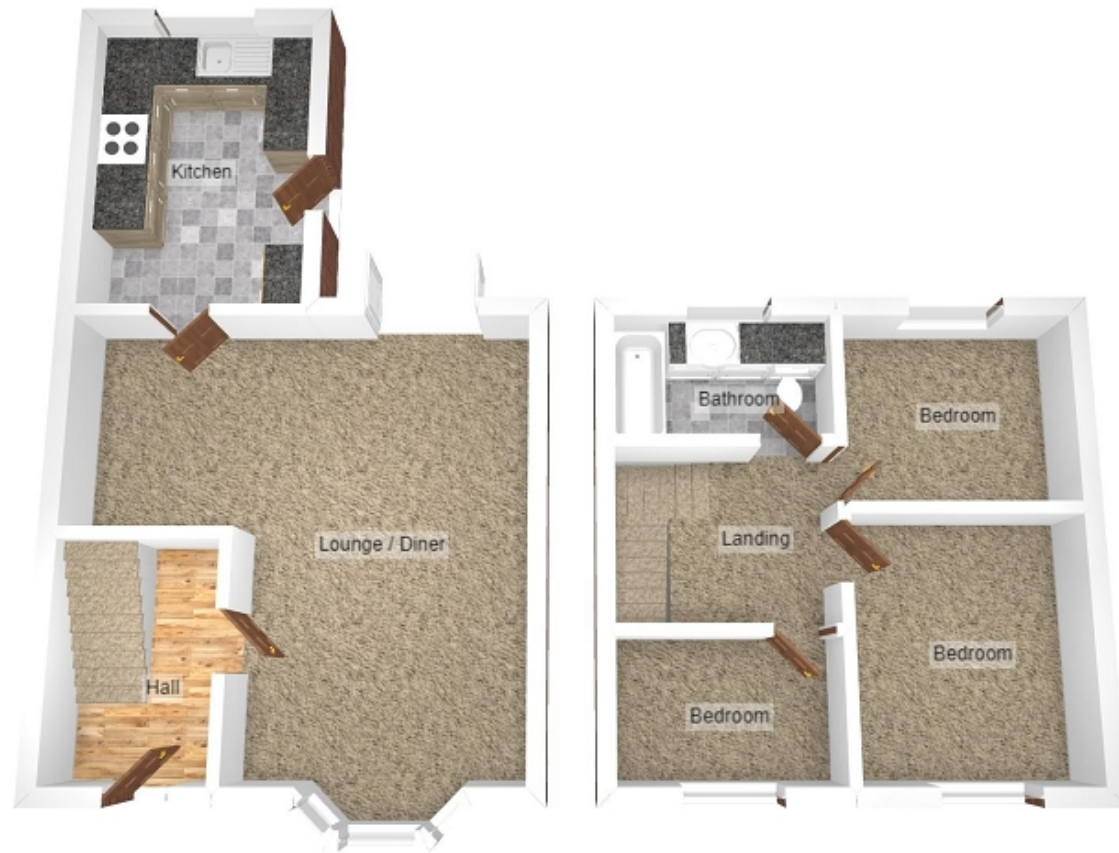
The property benefits from an enclosed rear garden and is laid to lawn with a paved patio area which is ideal for garden furniture, outbuildings providing storage, outdoor WC and detached double garage with courtesy door, window and accessible via rear lane. The garage measures 6.50m x 5.29m.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
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.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507

neath@pjchomes.co.uk

Lettings: 01639 874507

neathrentals@pjchomes.co.uk