

Payton
Jewell
Caines



Min Y Coed, Margam, Margam Village, Port
Talbot, Neath Port Talbot. SA13 2TE

£235,000

PJC PAYTON
JEWELL
CAINES

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Village, Port Talbot, Neath Port Talbot.
SA13 2TE

We are delighted to present to the market this WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME located in the highly desirable development of Margam Village. Early viewing highly recommended to appreciate this FAMILY HOME.

£235,000 - Freehold

- Three bedroom semi detached home
- Downstairs WC
- Ensuite to master bedroom
- Single garage with driveway
- Generous rear garden backing onto woodland
- EPC D/Council Tax D



DESCRIPTION

We are delighted to present to the market this well presented three bedroom semi-detached house located in the highly desirable development of Margam Village. Close to local shops, Coed Hirwaun Primary School, local amenities and good transport links to Port Talbot town centre. The property benefits from off road parking to the front for several vehicles along with the rear garden backing onto an open woodland. Early viewing highly recommended to appreciate this FAMILY HOME.

Accommodation briefly comprises to ground floor hallway, downstairs WC, lounge, kitchen/diner, three bedrooms, ensuite and a family bathroom. Externally there is a front garden providing off road parking with a garage and a rear garden.

ENTRANCE

Access via navy PVCu part double glazed front door leading into hallway. Artex ceiling with coving. Emulsioned walls. Ceramic floor tiles. Stairs to first floor. Radiator. Side facing PVCu double glazed window. All doors leading off.

DOWNSTAIRS W.C.

Artex ceiling. Emulsioned walls. Radiator. Ceramic floor tiles. Room is fitted with a two piece white suite comprising wall mounted wash hand basin and low level W.C. Side facing PVCu frosted double glazed window.

LOUNGE (15' 2" x 11' 9") or (4.63m x 3.58m)

Artex ceiling with coving. Emulsioned walls. Wood effect laminate flooring. Radiator. Built-in understair storage cupboard. Front facing PVCu double glazed window. Opening into:

DINING ROOM (10' 2" x 8' 6") or (3.10m x 2.60m)

Artex ceiling with coving. Emulsioned walls. Wood effect laminate flooring. Radiator. White coated aluminium double glazed sliding doors leading to rear garden. Opening into:

KITCHEN (10' 2" x 6' 1") or (3.10m x 1.85m)

Artex ceiling. Emulsioned walls with ceramic wall tiles to splash back areas. Grey laminate floor tiles. Built-in plinth heater. The room is fitted with a range of cream floor and wall cupboards with laminate worktops, one cupboard housing the gas boiler. Stainless steel one and half sink and drainer. Under counter space for washing machine. White built-in electric oven with four ring gas hob and overhead extractor hood. Rear facing PVCu double glazed window.

LANDING

Artex ceiling with loft access hatch. Emulsioned walls. Fitted carpet. Built-in storage cupboard housing water tank. Side facing PVCu double glazed window. Doors leading off.

BEDROOM 1 (10' 4" x 9' 5") or (3.16m x 2.87m)

Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. Built-in walk in wardrobe. Front facing PVCu double glazed window. Door leading into:



EN-SUITE

Artex ceiling. Emulsioned walls with ceramic wall tiles to splash back areas. Laminate floor tiles. Radiator. Room is fitted with three piece suite in white comprising low level WC, pedestal wash hand basin and corner shower cubicle. Front facing PVCu frosted double glazed window.

BEDROOM 2 (10' 3" x 8' 0") or (3.12m x 2.44m)

Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. Rear facing PVCu double glazed window.

BEDROOM 3 (9' 3" x 6' 9") or (2.82m x 2.06m)

Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. Rear facing PVCu double glazed window.

FAMILY BATHROOM

Artex ceiling. Emulsioned walls with ceramic tiles to splash back areas. Vinyl floor covering. Radiator. Room is fitted with three piece suite in white comprising low level WC, pedestal wash hand basin and panel bath.

OUTSIDE

Open frontage with flower bed planted shrubs. Step to front door. Side driveway providing off road parking leading to single garage. Side gate leading into rear garden.

The rear garden is bounded on two sides by wood fence and wire fence to the rear. Garden is laid half with gravel and pavers to lawn area. Rear of the garden opens onto woodland area.


NOTES

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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(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

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