



Groeswen Park, Margam, Port Talbot,
Neath Port Talbot. SA13 2AZ

£125,000

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We are pleased to present to the market a TWO BEDROOM SEMI-DETACHED COACH HOUSE with allocated parking bay and garage situated under the flat. Early viewing is highly recommended for this well presented property.

£125,000 - Freehold

- Two bedroom semi-detached coach house
- Open plan living space
- Single garage with power and water tap
- Allocated parking space
- PVCu double glazing throughout
- EPC C/Council Tax C



DESCRIPTION

We are pleased to present to the market a TWO BEDROOM SEMI-DETACHED COACH HOUSE with allocated parking bay and garage situated under the flat. Located close to local shops, Taibach Community Education Centre, local amenities and transport links to Port Talbot town centre. Early viewing is highly recommended for this well presented property.

Property briefly consist of an open plan lounge/diner/kitchen, bathroom and two bedrooms. Externally there is one allocated parking bay and a garage.

ENTRANCE

Access via front door into entrance hall. Skimmed ceiling. Emulsioned walls. LVT flooring. Radiator. Staircase to first floor with fitted carpet and handrail.

HALLWAY

Skimmed ceiling. Emulsioned walls. Velux window. Access into attic. Fitted carpet. Spindle balustrade. Radiator. Door to airing cupboard housing the ideal logic boiler. Doors leading off.

LOUNGE/DINER/KITCHEN (17' 7" max x 16' 0" max) or (5.37m max x 4.87m max)

Measurements at widest point

Skimmed ceiling with inset ceiling lights. Velux window to rear. PVCu double glazed window to front of property. Two radiators. LVT flooring. Ample space for living room and dining room furniture. Modern fitted kitchen in walnut, complementary work surfaces and matching up stands. Single drainer sink unit and mixer tap. Electric hob, electric oven, stainless steel splash back and extractor hood. Integrated appliances to include washing machine and undercounter fridge and freezer.

BATHROOM (6' 9" x 6' 4") or (2.06m x 1.92m)

Skimmed ceiling with velux window. Emulsioned walls. LVT flooring. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin with tiled splash back and floating mirror. Panel bath and fully tiled walls with mains fed shower, shower screen. Chrome towel rail heater. Extractor fan. Shaver point.

BEDROOM 1 (13' 11" x 9' 11") or (4.24m x 3.01m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Fitted five door wardrobe in walnut. PVCu double glazed window to front of property.

BEDROOM 2 (10' 7" x 7' 3") or (3.23m x 2.21m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property.

OUTSIDE


Property has one allocated parking bay to the front. Single garage access via up and over doors. Electric and water tap.

NOTE

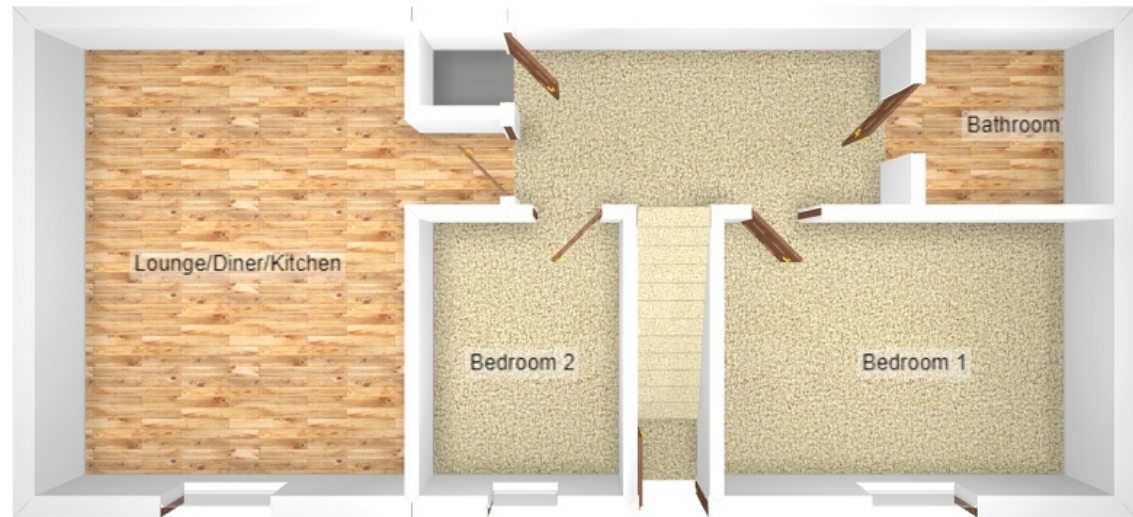
We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(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.



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