

Payton
Jewell
Caines



Groeswen Park, Port Talbot, Neath Port
Talbot. SA13 2LJ

Offers In Excess Of
£185,000

 PAYTON
JEWELL
CAINES

Groeswen Park, Port Talbot, Neath Port Talbot. SA13 2LJ

An ideal FAMILY HOME for those looking for a low maintenance property and is located near the new CWM BROMBIL school. This three bedroom mid terraced three storey townhouse is situated in the POPULAR RESIDENTIAL AREA of MARGAM and is within close proximity to LOCAL AMENITIES and TRANSPORT LINKS. Offered with NO ONGOING CHAIN, early viewing is highly recommended to appreciate what the property has to offer.

Offers In Excess Of £185,000 - Freehold

- Three bedroom mid terraced townhouse
- Family bathroom and w.c.
- Master bedroom with ensuite
- Detached garage with a parking space in front.



DESCRIPTION

We are pleased to present this TRADITIONAL BUILD THREE BEDROOM MID TERRACED THREE STOREY TOWNHOUSE located on the desirable Groeswen Parc development in Margam. Property is within close proximity to local shops, Ysgol Cwm Brombil school, NPTC Group of Colleges - Afan College, amenities and good transport links to the M4.

Accommodation briefly consists of hallway, w.c. kitchen, lounge to ground floor. Two bedrooms and family bathroom to first floor. Master bedroom and ensuite to second floor.

Externally there is an open fronted garden and enclosed rear garden. A single garage is within metres of the property.

ENTRANCE

Accessed via PVCu front door with glazed panels into:

HALLWAY

Skimmed ceiling. Emulsioned walls. Radiator. Wood effect laminate floor. Staircase to upper floor accommodation. Doors leading off.

KITCHEN (11' 1" x 7' 8") or (3.38m x 2.33m)

Skimmed ceiling. Tracklight spot fitting. Emulsioned walls. Ceramic tiles to splashback areas. Radiator. Wood effect laminate floor. Front facing PVCu double glazed window. Kitchen is fitted with a range of wood effect wall and base units with laminate worktops. One cupboard housing the gas boiler. One and half stainless steel sink and drainer with chrome hot and cold mixertap. White enamel four ring built gas hob with overhead extractor hood and white built in electric oven below. Free standing dishwasher. Under counter space for a washing machine and space for an upright fridge/freezer.

W.C. (6' 4" x 6' 2") or (1.94m x 1.89m)

Skimmed ceiling. Emulsioned walls. Radiator. Ceramic tiles to splashback areas. Wood effect laminate flooring. Room is fitted with a two piece suite comprising pedestal wash hand basin with chrome hot and cold mixertap and w.c.

LOUNGE (15' 6" x 14' 8") or (4.72m x 4.46m)

Skimmed ceiling. Emulsioned walls with one papered feature wall with wall mounted electric fire. Two radiators. Wood effect laminate floor. PVCu french doors leading to rear garden. Built in under stair storage cupboard.

LANDING

Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. Staircase to second floor accommodation. Built in storage cupboard housing the water tank. Doors leading off.

BEDROOM 2 (14' 7" x 12' 7") or (4.44m x 3.83m)

Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. Two rear facing PVCu double glazed windows.



BEDROOM 3 (14' 1" x 7' 9") or (4.30m x 2.35m)

Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. Front facing PVCu double glazed window.

FAMILY BATHROOM (6' 9" x 5' 7") or (2.05m x 1.69m)

Skimmed ceiling. Flush light. Extractor fan. Emulsioned wall. Ceramic tiles to splashback area. Radiator. Fitted carpet. Room is fitted with a three piece suite comprising w.c. pedestal wash hand basin with chrome hot and cold taps and bathtub with hot and cold taps. Front facing PVCu frosted double glazed window.

SECOND FLOOR LANDING

Skimmed ceiling. Wooden double glazed Velux window with fitted blind. Emulsioned walls. Fitted carpet. Door into:

MASTER SUITE (17' 8" x 14' 9") or (5.39m x 4.49m)

Skimmed ceiling. Loft access hatch. Emulsioned walls. Two radiators. Fitted carpet. Front facing PVCu double glazed window. Built in double door wardrobe with sliding doors. Door into:

EN SUITE (6' 7" x 5' 8") or (2.00m x 1.72m)

Skimmed ceiling. Flush light. Extractor fan. Wooden double glazed velux window with fitted blind. Emulsioned walls. Ceramic tiles to splashback area. Radiator. Fitted carpet. Room is fitted with a three piece suite comprising w.c. pedestal wash hand basin with chrome hot and cold taps, double width shower with wall mounted mains fed chrome shower with white shower tray and glass sliding doors.

OUTSIDE

The front is open with hedge and laid with slate gravel. Double width stone paved pathway leading to front door.

Rear garden is bounded on three sides by grey feather edge wooden fence with a rear access gate. Low maintenance garden with stone paved sun terrace and pathway to gate. Gravel to the remainder of the garden.

GARAGE

Garage is within metres of the property.


NOTE

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		90
(69-80) C	79	
(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.



www.pjchomes.co.uk

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