



Abbots Close, Margam, Port Talbot, Neath
Port Talbot. SA13 2ND

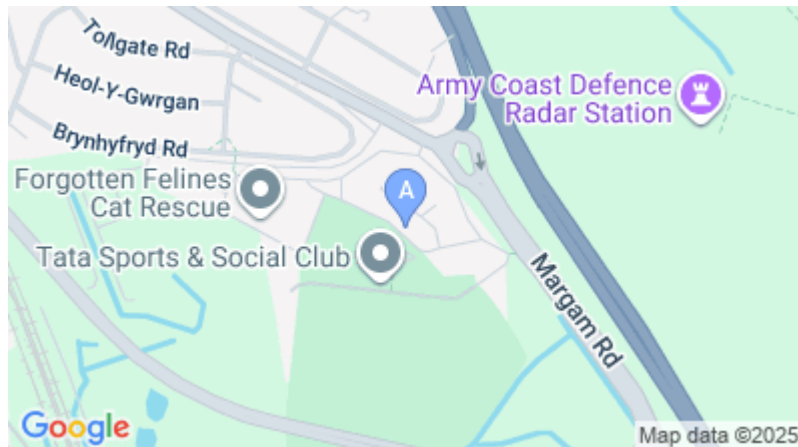
£180,000

Abbots Close, Margam, Port Talbot, Neath Port Talbot. SA13 2ND

We are pleased to present to the market this traditional build three bedroom semi detached property located in Margam with good access to local schools, shops and amenities and transport links. The property benefits from two reception rooms, kitchen with utility, CONSERVATORY, ground floor shower room, first floor bathroom and enclosed rear garden. Sold with no ongoing chain!

£180,000 - Freehold

- Three bedroom semi detached house
- Two reception rooms plus conservatory
- Kitchen with utility
- Downstairs shower room and first floor bathroom
- Enclosed rear garden / Council tax - B
- Sold with no going chain, EPC - C



DESCRIPTION

Abbots Close is situated within the popular residential location of Margam with local schools, shops and the M4 just minutes away. This traditional semi detached house benefits from two reception rooms, conservatory, ground floor shower room and first floor bathroom and enclosed garden to the rear. Early viewing is recommended on this spacious family home. Sold with no ongoing chain.

ENTRANCE

Via oak effect PVCu double glazed door with two double glazed side panels into the front porch.

ENTRANCE PORCH

Emulsioned ceiling with flush light fitting, emulsioned walls, fitted carpet, PVCu double glazed window to the side of the property and door leading to the entrance hall.

ENTRANCE HALL

Papered and coved ceiling with pendant light, papered walls with dado rail, radiator, PVCu double glazed window overlooking the front of the property with fitted roller blind and stairs leading to the first floor with under stairs storage cupboard. Door leading into reception one.

RECEPTION ROOM 1 (18' 2" max x 15' 0" max) or (5.53m max x 4.58m max)

Papered and coved ceiling with two pendant lights, papered walls, two radiators, fitted carpet, front and rear facing oak effect PVCu double glazed windows with roller blind and curtain pole to one window. Marble hearth with wooden fire surround housing an inset gas fire.

RECEPTION ROOM 2 (9' 10" x 9' 7") or (3.00m x 2.92m)

Papered and coved ceiling with pendant light, papered walls with picture rail, fitted carpet, radiator and PVCu oak effect double glazed window with fitted roller blind and curtain pole to the rear of the property.

KITCHEN (20' 4" x 7' 1") or (6.20m x 2.15m)

Papered and coved ceiling with two fluorescent strip lights, emulsioned walls with ceramic tiles to the splash back areas, radiator, ceramic tiled flooring and PVCu oak effect double glazed windows to the front and side of the property with fitted roller blinds. A range of melamine wall and base units with laminate work surfaces housing a stainless steel sink/drainage with chrome hot and cold mixer tap. Under counter space and plumbing for washing machine, stainless steel freestanding four ring gas cooker with overhead extractor hood and wall mounted gas fired combination boiler. Opening into the conservatory and utility room.

CONSERVATORY (11' 3" x 9' 7") or (3.44m x 2.91m)

Polycarbonate sloped ceiling, emulsioned walls with two wall mounted lights, ceramic tiled flooring, radiator, PVCu oak effect double glazed windows which wrap around two sides with PVCu French doors.

UTILITY ROOM (8' 2" x 6' 7") or (2.50m x 2.0m)

Emulsioned ceiling with loft access and spot light fitting, emulsioned walls and ceramic tiled flooring. Frosted PVCu double glazed window to the side with fitted roller blind and part frosted PVCu double glazed door leading out to the side of the property. Laminate work surface with under counter space for two appliances, wall mounted heated chrome towel rail and door leading to the downstairs shower room.



DOWNSTAIRS SHOWER ROOM (8' 2" x 5' 10") or (2.49m x 1.79m)

Emulsioned ceiling with inset spot lights, floor to ceiling ceramic wall tiles, ceramic tiled flooring, frosted PVCu double glazed window to the side of the property with fitted roller blind and chrome heated towel rail. Three piece suite comprising w.c. pedestal wash hand basin with chrome hot and cold mixer tap and corner white shower tray with wall mounted chrome mains fed shower and sliding screen doors.

LANDING

Papered and coved ceiling with pendant light, papered walls, PVCu double glazed window to the front with a fitted roller blind, fitted carpet and doors leading off.

BEDROOM 1 (13' 3" x 10' 2") or (4.03m x 3.09m)

Papered and coved ceiling with pendant light, emulsioned walls, radiator, fitted carpet, PVCu double glazed window to the rear of the property with fitted roller blind and curtain rail. A range of wood effect melamine bedroom furniture comprising five door corner wardrobe, bedside drawer storage, head board and dresser.

BEDROOM 2 (11' 7" x 10' 9") or (3.53m x 3.27m)

Papered and coved ceiling with pendant light, emulsioned walls, fitted carpet, PVCu double glazed window to the rear of the property and radiator.

BEDROOM 3 (9' 8" x 7' 1") or (2.94m x 2.16m)

Papered and coved ceiling with loft access hatch and pendant light, emulsioned walls, fitted carpet, radiator, PVCu double glazed window to the front of the property with roller blind and net curtain. Built in storage cupboard with shelving.

FAMILY BATHROOM (7' 0" x 6' 0") or (2.14m x 1.82m)

Papered ceiling with flush light fitting, emulsioned walls, ceramic tiles to the shower and bath area, grey wood effect vinyl flooring and PVCu frosted double glazed window with fitted roller blind to the side of the property. Three piece suite in white comprising pedestal wash hand basin with chrome hot and cold taps, w.c. and bath with chrome hot and cold taps and wall mounted chrome mains fed shower with shower rail. White wall mounted towel rail.

OUTSIDE

The front of the property is bound by block wall and wood fencing to the side, laid to lawn either side with borders planted with mature shrubs. Metal gate with concrete path to the front door which leads around to the side of the property.

The rear garden is bound by brick wall and wooden fencing, stone sun terrace to the rear with concrete path leading to a metal rear gate. The remainder of the garden is laid to lawn with borders planted with mature shrubs and trees. Wooden storage shed to remain.



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		
(69-80) C	69	73
(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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