

Payton
Jewell
Caines



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

£199,950



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We are pleased to present to the market this IMMACULATELY PRESENTED traditional build three bedroom semi detached house located in Margam. The property benefits from two reception rooms, kitchen, first floor bathroom, enclosed rear garden and garage. Early viewing is recommended on this beautiful family home.

£199,950 - Freehold

- Three bedroom semi detached house
- Two reception rooms
- Modern kitchen and bathroom
- Attractive South facing garden
- Garage to the rear, EPC - D / Council tax - B
- No ongoing chain



DESCRIPTION

We are pleased to present to the market this IMMACULATEDLY PRESENTED traditional build three bedroom semi detached house located in Margam close to local schools, shops, amenities and transport links. Early viewing is recommended on this beautiful family home.

ENTRANCE

Via composite part glazed PVCu door with two frosted double glazed side panels and over head panel into the entrance hall.

ENTRANCE HALL

Artexed ceiling with pendant light, emulsioned walls with dado rail, radiator, wood effect laminate flooring, stairs leading to the first floor and doors leading off.

RECEPTION ROOM 1 (15' 8" max x 12' 2") or (4.78m max x 3.71m)

Emulsioned and coved ceiling with pendant light, emulsioned walls with picture rail, fitted carpet, radiator and PVCu double glazed bay window with fitted venetian blinds.

RECEPTION ROOM 2 (17' 9" x 9' 2") or (5.41m x 2.79m)

Emulsioned and coved ceiling with two pendant lights, emulsioned walls, designer wall mounted black matt radiator and a continuation of the wood effect laminate flooring from the hallway. PVCu double glazed door leading out to the rear garden with full length PVCu double glazed panel. Fitted storage to one wall, comprising wall and floor units in sage green with laminate worktop. Door leading into the kitchen.

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

Emulsioned ceiling with inset spot lights, emulsioned walls with ceramic tiles to the splash back areas and a continuation of the wood effect laminate flooring. A range of wall and base units in wood effect with complementary laminate work tops housing a stainless steel sink and drainer with chrome hot and cold mixer tap. Under counter space for two appliances, built in stainless steel four ring gas hob with overhead extractor hood and built in electric oven below, space for side by side fridge/freezer. PVCu double glazed window to the rear and half double glazed PVCu door leading out to the rear garden.

LANDING

Artexed and coved ceiling with pendant light and loft access hatch, emulsioned walls with dado rail, fitted carpet and doors leading off.

BEDROOM 1 (13' 5" x 10' 4") or (4.10m x 3.15m)

Emulsioned ceiling with pendant light, emulsioned walls with picture rail, radiator, fitted carpet and PVCu double glazed bay window to the front of the property with fitted venetian blinds.

BEDROOM 2 (12' 7" x 11' 11") or (3.84m x 3.64m)

Emulsioned ceiling with pendant light, emulsioned walls, radiator, fitted carpet, PVCu double glazed window to the rear of the property with fitted venetian blind. Built in storage cupboard housing the gas fired combination boiler.



BEDROOM 3 (8' 6" x 7' 6") or (2.59m x 2.28m)

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

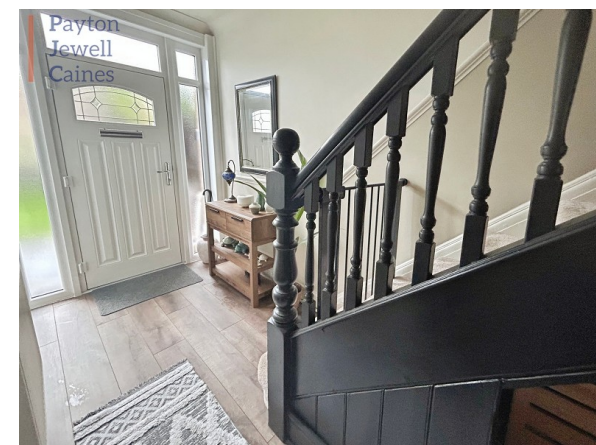
FAMILY BATHROOM (7' 3" x 5' 11") or (2.20m x 1.81m)

Emulsioned ceiling with inset spot lights, part emulsioned / part ceramic tiled walls, vinyl flooring, wall mounted chrome towel rail and PVCu frosted double glazed window to the rear of the property. Three piece suite in white comprising w.c. and wash hand basin with chrome hot and cold mixer tap set within a white gloss vanity unit with laminate top and centre filled p shaped bath with chrome hot and cold mixer tap. Wall mounted chrome mains fed shower with glass shower screen.

OUTSIDE


The front garden is bound to three sides by brick and stone wall, tarmac and stone path leading to the front door and side of the property. Laid mainly to lawn with planted border of shrubs.

The rear garden is bound by rendered wall, grey composite decked area directly off the house leading to a concrete path to the traditional garage with electric garage door, courtesy PVCu door from the garage to garden and lane access. The garden is laid mainly to lawn with beds of planted shrubs and trees.

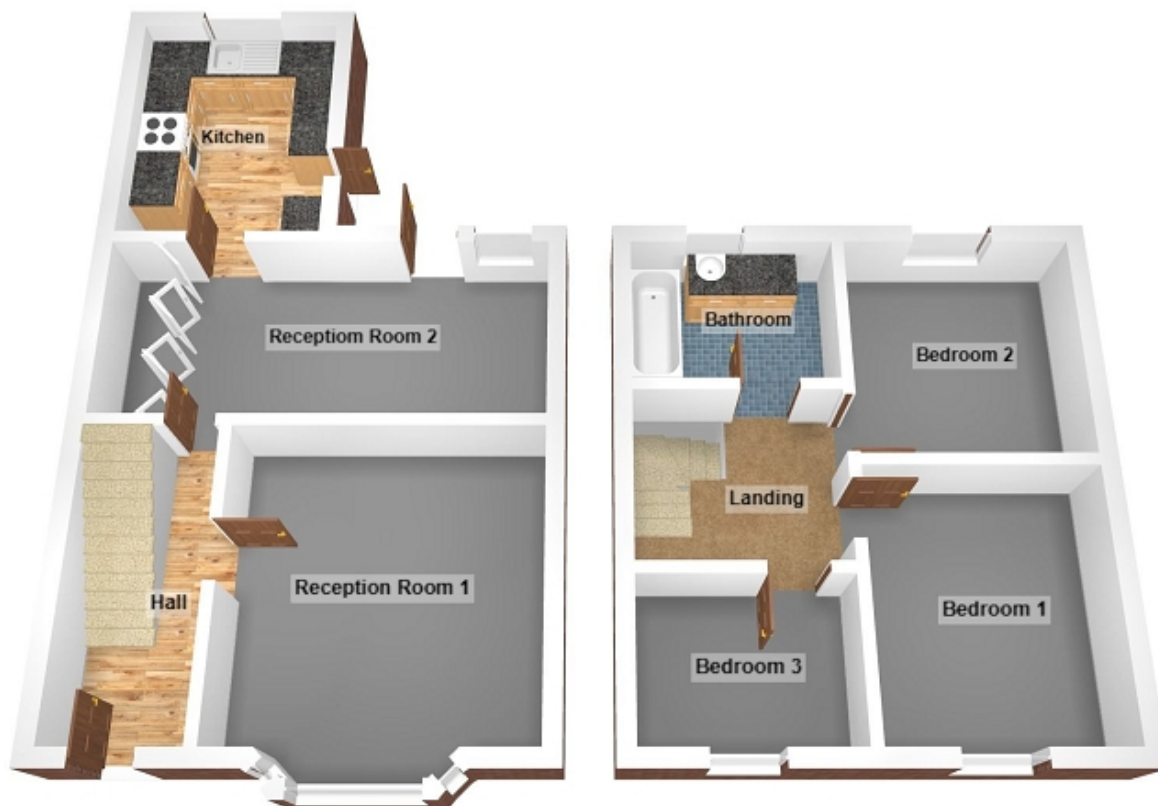


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		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.



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