

**Geifr Road
Margam
Port Talbot
Neath Port Talbot.**

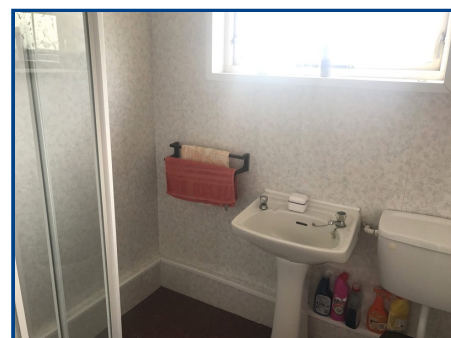
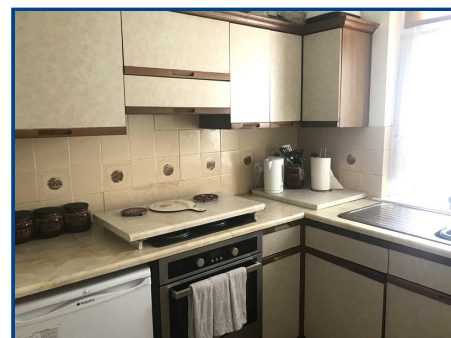
Price **£115,000**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM/W.C.
- FRONT & REAR GARDENS
- REAR GARAGE
- REQUIRES UPDATING

General Description

This property is in need of upgrading and is situated in the very popular location of Margam and is in close proximity to the Port Talbot Town Centre with all its amenities and has good access to the M4 Motorway. This property would be ideal for an investor or a first time buyer. Council Tax Band A.



EPC Rating: E50

Geifr Road, Margam, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this three bedroom mid terrace property with the accommodation comprising of the above mentioned bedrooms, entrance hall, two reception rooms, kitchen and bathroom/W.C. to the ground floor with three bedrooms to the first floor. The property benefits from having gardens to the front and rear together with garage to the rear lane. Council Tax Band A.

Hall

Stairs to the first floor, tiled floor and door into:

Lounge (14' 01" Max x 10' 02" Max) or (4.29m Max x 3.10m Max)

Tiled feature fire place, two recess alcoves incorporating storage cupboards, coved ceiling and double glazed window to the front. Door into:

Dining Room (10' 09" Max x 8' 04" Max) or (3.28m Max x 2.54m Max)

Gas fire, coved ceiling and double glazed window to the rear. Door into:

Kitchen (7' 02" Max x 5' 06" Max) or (2.18m Max x 1.68m Max)

Fitted with a range of base and wall units with worktops over incorporating stainless steel sink and drainer. Electric oven with four ring electric hob and extractor fan over. Part tiled walls, tiled flooring and double glazed window to the rear.

Vestibule (6' 06" x 3' 05") or (1.98m x 1.04m)

Access to roof space, textured ceiling and door to the side leading to garden. Door into:

Bathroom (6' 05" Max x 5' 06" Max) or (1.96m Max x 1.68m Max)

Comprising shower cubicle with overhead shower, pedestal wash hand basin and low level W.C. Respotex

panelling to walls, vinyl flooring and textured ceiling. Obscure double glazed window to the rear.

FIRST FLOOR ACCOMMODATION

Landing

Smoke alarm.

Bedroom 1 (14' 04" Max x 8' 03" Max) or (4.37m Max x 2.51m Max)

Storage cupboard with double glazed window to the front, fitted wardrobe, coved ceiling and double glazed window to the front.

Bedroom 2 (10' 05" Max x 8' 04" Max) or (3.18m Max x 2.54m Max)

Double fitted wardrobe, storage cupboard housing water tank with shelving. Coved ceiling and double glazed window to the rear.

Bedroom 3 (8' 08" Max x 7' 09" Max) or (2.64m Max x 2.36m Max)

Coved ceiling, access to loft and double glazed window to the rear.

Outside

Front garden laid to gravel. Enclosed rear garden laid mainly to lawn currently overgrown. Garden shed, garage and pedestrian access to the rear lane.

Probate

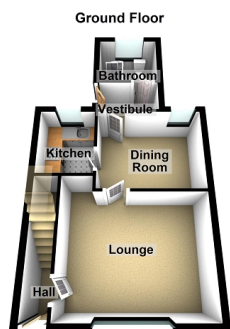
Probate has been applied for but not yet granted

Tenure

Freehold

Council Tax

A



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Professional Services

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