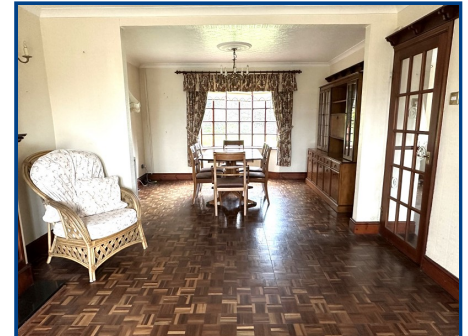


**Margam Road  
Port Talbot  
Neath Port Talbot.**

Price **£199,995**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- GROUND FLOOR EXTENSION
- GOOD SIZE GARDENS
- DRIVEWAY & GARAGE
- VIEWING HIGHLY RECOMMENDED



## General Description

Three Bedroom Semi Detached property situated in the popular area of Margam, located within easy access of local amenities, shops and schools. Good transport and road links are offered to Port Talbot town centre and M4 the motorway. Council Band Tax C.

## Margam Road, Port Talbot, Neath Port Talbot.

### Property Description

We have pleasure in offering for sale this spacious extended semi detached family home situated in the Margam area of Port Talbot. The accommodation comprises of sun room, hallway, lounge/dining room and kitchen to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from good size enclosed gardens, driveway and garage. Viewing is highly recommended.

### Sun Room (12' 08" x 9' 0" ) or (3.86m x 2.74m)

Tiled floor, beamed ceiling and two wall lights. Radiator, windows to the front and side and door into:

### Hall

Stairs to the first floor, stained glass window to the front, dado rail and coved ceiling. Original block flooring and door into:

### Lounge/Dining Room (26' 02" x 11' 09" ) or (7.98m x 3.58m)

Feature fireplace, wood block flooring, coved ceiling and radiator. Two wall lights, two radiators, double glazed French doors to the rear and bay window to the front.

### Kitchen (14' 11" x 10' 03" ) or (4.55m x 3.12m)

Fitted with a range of wall, drawer and base units with work tops over incorporating stainless steel sink and drainer. Spaces for cooker, fridge and freezer. Plumbing for washing machine, part tiled walls, laminate floor and radiator. Beamed ceiling, internal picture window, door to the rear and double glazed window to the side.

### First Floor Landing

Access to loft, coved ceiling, dado rail and double glazed window to the side.

### Bedroom 1 (14' 10" Max x 11' 0" Max) or (4.52m Max x 3.35m Max)

Coved ceiling, airing cupboard housing gas central heating boiler and shelving. Double glazed window to the front.

### Bedroom 2 (12' 05" x 11' 0" ) or (3.78m x 3.35m)

Coved ceiling, radiator and double glazed window to the rear.

### Bedroom 3 (10' 08" Max x 7' 09" Max) or (3.25m Max x 2.36m Max)

Coved ceiling, radiator and double glazed window to the side.

### Bathroom/W.C. (6' 04" x 6' 0" ) or (1.93m x 1.83m)

Comprising double shower enclosure with overhead shower, wash hand and W.C. Part tiled walls, part respotex panelling and vinyl flooring. Coved ceiling, radiator and obscure window to the rear.

### Outside

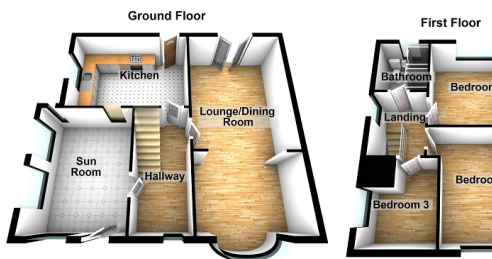
Gated access to enclosed front garden laid to lawn and planted with various trees and shrubs, pedestrian pathway to side leading to enclosed rear garden with patio area, gravel area planted with various trees and plants. Gated driveway leading to Garage with up and over door.

### Tenure

Freehold

### Council Tax

C



### Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).