

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

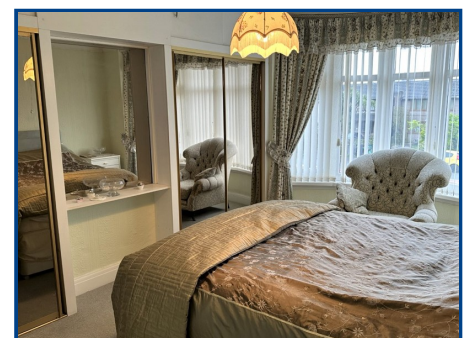
Price **£189,995**



- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Double Glazing
- Gas Central Heating
- Garage
- Parking For Several Vehicles
- Enclosed Rear Garden
- Viewing Recommended

**General Description**

Three Bedroom Semi Detached property 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 motorway. Council Band Tax C.



# Margam Road, Port Talbot, Neath Port Talbot.

## Property Description

We offer for sale this semi detached property situated close to amenities, schools, college, M4 motorway, bus & train station and the Town Centre. The accommodation comprises of entrance hallway, two reception rooms and kitchen to the ground floor and Three bedrooms, Bathroom and WC to the first floor. The property has brick pavia driveway to the front with parking for several vehicles leading to Garage and pedestrian gated access leading to enclosed rear garden. Council Tax Band C.

## Entrance

Via double glazed entrance door into:-

## Hallway

Double glazed stained glass window to front, staircase leading to first floor, laminate flooring, radiator, door leading into under stairs storage cupboard with obscure double glazed window to side.

## Lounge (16' 03" Max x 11' 06" Max) or (4.95m Max x 3.51m Max)

Double glazed window to the front, feature fireplace, two recess alcoves, radiator.

## Dining Room (13' 09" Max x 11' 06" Max) or (4.19m Max x 3.51m Max)

Double glazed bay window to rear, two recess alcoves, feature fireplace, coved ceiling, radiator.

## Kitchen (11' 07" Max x 7' 05" Max) or (3.53m Max x 2.26m Max)

Double glazed window to rear, double glazed door to side, fitted with a range of wall and base units with complimentary work surfaces over incorporating one and a half bowl sink and drainer, space for cooker, space for fridge freezer, plumbing for washing machine, gas central heating boiler, part tiled walls, vinyl flooring.

## First Floor Landing

Double glazed stained glass window to side, access to loft, smoke alarm.

## Bedroom 1 (15' 01" Max x 10' 03" Max) or (4.60m Max x 3.12m Max)

Double glazed window to front, fitted with a range of mirror fronted wardrobes, coved ceiling, radiator.

## Bedroom 2 (15' 04" Max x 10' 03" Max) or (4.67m Max x 3.12m Max)

Double glazed bay window to the rear, fitted with a range of wardrobes with sliding doors, coved ceiling, radiator.

## Bedroom 3 (8' 05" Max x 7' 07" Max) or (2.57m Max x 2.31m Max)

Double glazed window to front, fitted with wardrobes with sliding doors, coved ceiling, radiator.

## Bathroom (8' 02" Max x 7' 05" Max) or (2.49m Max x 2.26m Max)

Double glazed obscure window to rear, fitted with corner shower enclosure with overhead shower, wash hand basin set in vanity unit, good size storage cupboard, respatex panelling to walls, spotlights to ceiling, tiled flooring, wall mounted stainless steel towel heater.

## W.C.

Double glazed obscure window to side, fitted with low level WC, respatex panelling to walls, spotlights to ceiling, tiled flooring.

## EXTERNALLY

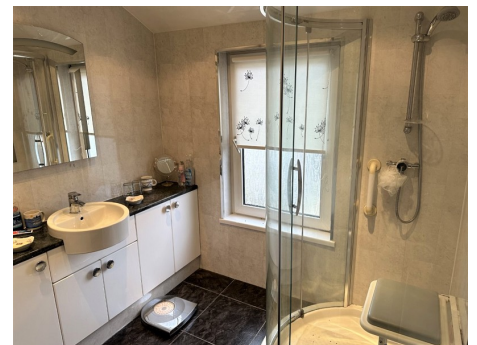
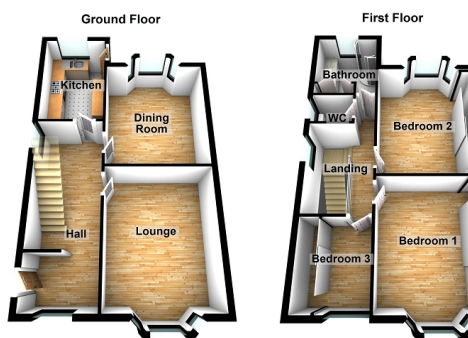
Gated entrance into front garden laid to brick pavia with parking for several vehicles, driveway to side leading to Garage with up and over door, pedestrian gated access into enclosed rear garden mainly laid to gravel and patio areas and planted with various trees and shrubs.

## NOTE

The Probate has been applied for but not yet granted.

## Services

Mains electricity, mains water, mains gas, mains drainage



## 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).