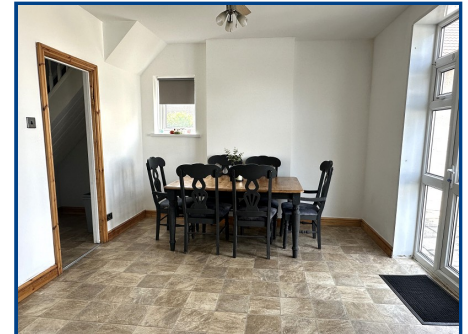


**Brymbo Avenue  
Margam  
Port Talbot  
Neath Port Talbot.**

Price **£155,000**



- END TERRACE PROPERTY
- THREE BEDROOMS
- ONE RECEPTION ROOM
- KITCHEN & BATHROOM
- GARDENS & DRIVEWAY
- VIEWING IS RECOMMENDED



### **General Description**

We are pleased to offer for sale this well presented three bedroom end terrace property situated in the popular area of Margam close to local shops, Schools, the Port Talbot Town Centre and with good access to the M4 Motorway. The property is situated approximately 5.5 miles from the Aberavon Beach Front and 12.3 miles from the Afan Forest Park with its mountain biking and hiking or hill-walking trails. Council Tax Band B.

**EPC Rating: C71**

## Property Description

Offered for sale is this well presented three bedroom end terrace property with the accommodation comprising of the above mentioned bedrooms, entrance hall, lounge, kitchen and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing, gardens to the front and rear together with off road parking. Viewing is recommended.

### Hall

Entered via double glazed door with stairs to the first floor, storage cupboard and radiator. Vinyl flooring and double glazed obscure window to the front.

### Lounge (14' 05" x 12' 0" ) or (4.39m x 3.66m)

Radiator and double glazed window to the front.

### Kitchen (18' 08" x 10' 06" ) or (5.69m x 3.20m)

Fitted with a range of base and wall units with worktops over incorporating one and half bowl sink and drainer. Space for cooker with extractor hood over, spaces for washing machine and tumble dryer. Space for American style fridge/freezer, part tiled walls and vinyl flooring. Wall mounted stainless steel radiator, central heating boiler, double glazed window and door with side screen to the rear.

## FIRST FLOOR ACCOMMODATION

### Landing

Double glazed window to the side.

### Bedroom 1 (14' 01" x 11' 02" ) or (4.29m x 3.40m)

Panelling to one wall, radiator and double glazed window to the front.

### Bedroom 2 (12' 05" x 11' 01" ) or (3.78m x 3.38m)

Access to loft, radiator and double glazed window to the rear.

### Bedroom 3 (11' 0" Max x 7' 01" ) or (3.35m Max x 2.16m)

Radiator and double glazed window to the front.

### Bathroom/W.C. (5' 08" x 5' 06" ) or (1.73m x 1.68m)

Comprising panelled bath with overhead shower, wash hand basin and low level W.C. Tiled walls, vinyl flooring and radiator. Double glazed obscure window to the rear.

### Outside

Lawned front garden with off road parking facilities, shared pedestrian access to the side of the front garden leading to pathway to the side of the house leading to enclosed rear garden laid to patio and astro turf, storage shed.

### Broadband and Mobile phone

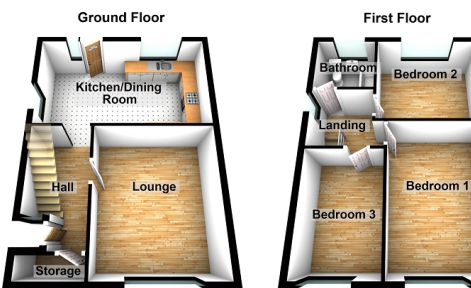
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

### Tenure

Freehold

### Council Tax

B



### 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).