

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

Offers In Excess Of **£170,000**



- SEMI DETACHED HOUSE
- WELL PRESENTED FAMILY ACCOMMODATION
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- TWO BATHROOMS
- GOOD SIZE ENCLOSED GARDEN
- VIEWING HIGHLY RECOMMENDED



General Description

Well presented three bedroom semi detached house situated in the popular Margam area of Port Talbot with all its amenities within walking distance a short drive will take you to the Aberavon Beach Front, the Port Talbot Town Centre and Transport Hub and with easy access to the M4 Motorway. Internal viewing is highly recommended. Council tax Band B.

EPC Rating: D56

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

Property Description

We are pleased to offer for sale this well presented three bedroom semi detached family home with the accommodation comprising of entrance hall, two reception rooms, fitted kitchen and shower room/utility to the ground floor and three bedrooms and bathroom to the first floor with pull down ladder to the loft room. The property benefits from having gas central heating, double glazing and good size enclosed gardens. Internal viewing is highly recommended.

Entrance

Via double glazed door into:-

Hallway

Staircase to first floor, under stairs storage cupboard, laminate flooring, radiator, door into:-

Lounge (12' 07" Max x 10' 04" Max) or (3.84m Max x 3.15m Max)

Double glazed window to the front, two recess alcoves, laminate flooring, radiator.

Dining Room (12' 03" Max x 11' 06" Max) or (3.73m Max x 3.51m Max)

Double glazed patio door to rear, two recess alcoves, laminate flooring, radiator.

Kitchen (12' 0" Max x 7' 01" Max) or (3.66m Max x 2.16m Max)

Double glazed window to side, double glazed door to side, fitted with a range of wall, drawer and base units, with complimentary work surfaces over, incorporating electric oven and four ring ceramic hob with stainless steel extractor chimney over, sink and drainer, integrated fridge freezer, plumbing for washing machine, part tiled walls, tiled flooring, access to roof space, door into:-

Shower Room / Utility Room (7' 01" Max x 6' 09" Max) or (2.16m Max x 2.06m Max)

Double glazed obscure window to rear, fitted with fully tiled shower enclosure with overhead shower, wash

hand basin tiled to splash back and low level WC, wall and base units with worktops over, space for tumble dryer, part tiled walls, tiled flooring, heated towel rail.

First Floor Landing

Double glazed window to side, access to loft room with pull down ladder, smoke alarm.

Bedroom 1 (11' 06" Max x 11' 06" Max) or (3.51m Max x 3.51m Max)

Double glazed window to rear, airing cupboard housing gas central heating boiler, radiator,

Bedroom 2 (11' 04" Max x 11' 01" Max) or (3.45m Max x 3.38m Max)

Double glazed window to front, laminate flooring, radiator.

Bedroom 3 (7' 03" Max x 7' 02" Max) or (2.21m Max x 2.18m Max)

Double glazed window to the front, laminate flooring, radiator.

Bathroom (6' 08" Max x 4' 08" Max) or (2.03m Max x 1.42m Max)

Double glazed obscure window to the rear, fitted with panelled bath, wash hand basin and low level WC, part tiled walls, spotlights to ceiling, vinyl flooring.

External

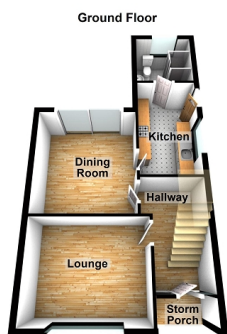
Enclosed front garden laid to gravel, pedestrian gated access to side leading to good size enclosed rear garden comprising of patio, lawn, gravel and decked areas. Garden shed.

Tenure

Freehold

Council Tax

B



Important notice

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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.