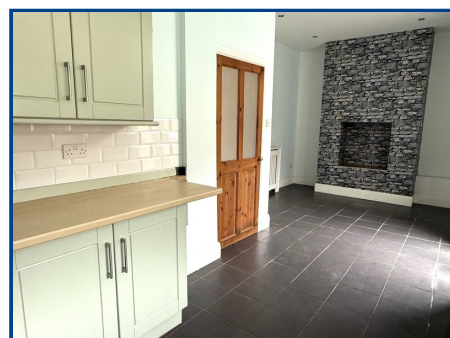
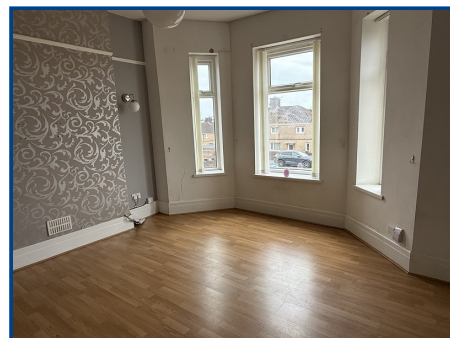


**Margam Road
Port Talbot
Neath Port Talbot.**

Price £135,000



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDENS
- GARAGE
- CASH BUYERS ONLY



General Description

CASH BUYERS ONLY

An opportunity to purchase a semi detached three bedroom family home 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 motorway. Council Band Tax C

EPC Rating: D62

Margam Road, Port Talbot, Neath Port Talbot.

Property Description

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Hall

Stairs to the first floor, understairs storage cupboard, coved ceiling and tiled floor. Radiator.

Lounge (13' 03" x 13' 0") or (4.04m x 3.96m)

Two recess alcoves incorporating two wall lights, laminate floor, radiator and double glazed windows to the front.

Sitting Room (14' 04" x 10' 0") or (4.37m x 3.05m)

Radiator and double glazed window to the front.

Kitchen (23' 08" x 10' 04") or (7.21m x 3.15m)

Fitted with a range of base, drawer and wall units with worktops over incorporating one and half bowl sink and drainer. Electric oven, four ring gas hob and stainless steel extractor chimney over. Part tiled walls, tiled floor, radiator and wall mounted heated towel rail. Spotlights to ceiling, double glazed French doors and window to the rear. Door into:

Utility Room

Part respatex panelling to walls, wall mounted gas central heating boiler and tiled floor. Double glazed window to the side and door into:

Cloakroom

Comprising vanity wash hand basin and low level W.C. Tiled floor, radiator and double glazed obscure window to the side.

First Floor Landing

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

Bedroom 1 (13' 06" x 13' 05") or (4.11m x 4.09m)

Laminate floor, radiator with ornate cover and double glazed window to the front.

Bedroom 2 (14' 05" x 10' 01") or (4.39m x 3.07m)

Radiator and double glazed window to the front.

Bedroom 3 (10' 04" x 10' 02") or (3.15m x 3.10m)

Radiator and double glazed window to the rear.

Bathroom/W.C. (11' 11" x 6' 11") or (3.63m x 2.11m)

Comprising corner bath, vanity wash hand basin, shower enclosure with overhead shower and low level W.C. Part tiled walls, spotlights to ceiling, heated towel rail and two double glazed obscure windows to the rear.

Outside

Front garden laid to lawn with pedestrian side access leading to a good size enclosed rear garden laid to lawn and patio. Good size concreted area for parking with double gates opening onto the rear lane (currently boarded).

Single garage and 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.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

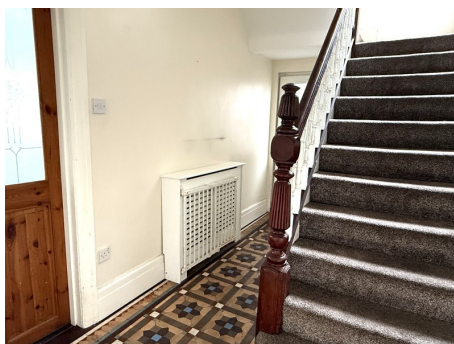
C

83, Margam Road, Talbach, SA43 2LB



Total Area: 122.7 sq ft ... 1301 sq ft

All measurements are approximate and for guide only.



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.