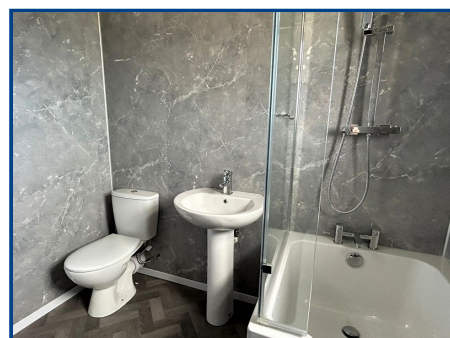
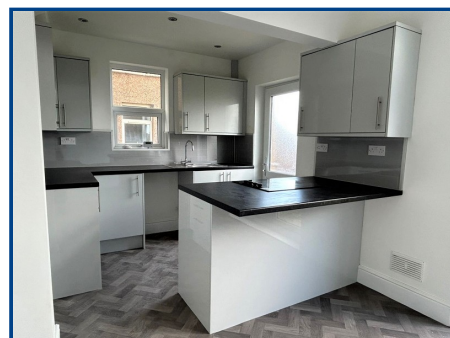
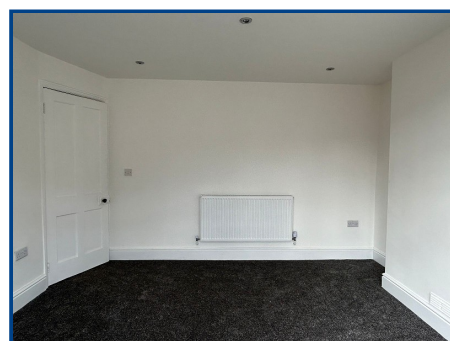


**Margam Road
Port Talbot
Neath Port Talbot.**

Price **£170,000**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- ONE RECEPTION ROOM
- FITTED KITCHEN/DINING ROOM
- FRONT AND REAR GARDENS
- VIEWING HIGHLY RECOMMENDED



General Description

Recently renovated three bedroom semi detached property situated in the popular area of Margam with local amenities, good access into the Port Talbot Town Centre and close to the M4 Motorway. Internal viewing is highly recommended. Council Tax Band B.

Property Description

Immaculately presented three bedroom semi detached property with the accommodation comprising of the above mentioned bedrooms, entrance hall, one reception room, fitted kitchen/dining room and bathroom/W.C. to the first floor. The property benefits from having gas central heating and gardens to the front and rear. Internal viewing is highly recommended. Council Tax Band B.

Hall

Stairs to the first floor, understairs storage cupboard, vinyl flooring and radiator.

Lounge (14' 04" Max x 12' 06" Max) or (4.37m Max x 3.81m Max)

Two recess alcoves, spotlights to ceiling, radiator and double glazed bay window to the front.

Kitchen/Dining Room (18' 05" Max x 12' 05" Max) or (5.61m Max x 3.78m Max)

Fitted with a range of base, drawer and wall units with tiled splashback, complimentary work surfaces over incorporating stainless steel sink and drainer. Electric oven and four ring halogen hob. Plumbing for washing machine, space for fridge/freezer, breakfast bar and two recess alcoves incorporating storage cupboards. Spotlights to ceiling, vinyl flooring, radiator, double glazed door to the rear, double glazed window to the side and double glazed French doors to the rear.

FIRST FLOOR ACCOMMODATION

Landing

Smoke alarm and double glazed obscure window to the side.

Bedroom 1 (12' 04" Max x 11' 05" Max) or (3.76m Max x 3.48m Max)

Radiator and double glazed window to the front.

Bedroom 2 (12' 06" Max x 12' 04" Max) or (3.81m Max x 3.76m Max)

Storage cupboard housing boiler and shelving and double glazed window to the rear.

Bedroom 3 (7' 07" Max x 7' 06" Max) or (2.31m Max x 2.29m Max)

Radiator and double glazed window to the front.

Bathroom (7' 05" Max x 6' 02" Max) or (2.26m Max x 1.88m Max)

Comprising panelled bath with overhead shower and side screen, pedestal wash hand basin and low level W.C. Respatex panelled to walls, vinyl flooring and access to loft. Extractor fan, radiator and double glazed obscure window to the rear.

Outside

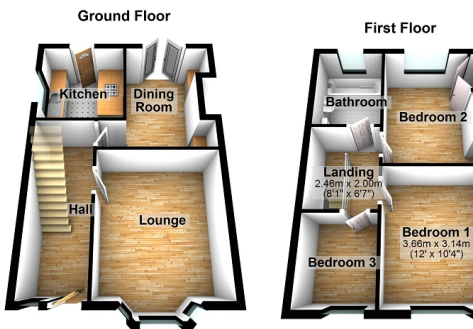
Enclosed front garden with pedestrian gated access to the side leading to a good sized enclosed rear garden laid to lawn with patio and storage shed.

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 mis-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.