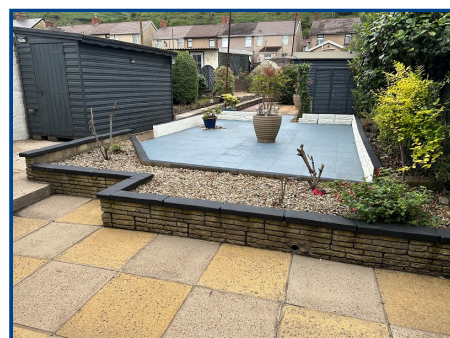


**Margam Road  
Port Talbot  
Neath Port Talbot.**

Price **£195,000**



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- FRONT AND REAR GARDENS
- GARAGE
- VIEWING HIGHLY RECOMMENDED



## General Description

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.

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



## Property Description

We offer for sale this semi detached property situated in a popular location with the accommodation comprising of entrance hallway, two reception rooms, kitchen and shower room to the ground floor and three bedrooms, bathroom and WC to the first floor. The property does require some modernisation but benefits from gas central heating, double glazing, front and rear gardens and garage. Viewing is highly recommended.

### Entrance

Via double glazed door into:-

### Hallway

Double glazed obscure window to front, staircase to first floor, under stairs storage cupboard, textured ceiling, radiator.

### Sitting Room (13' 08" Max x 10' 03" Max) or (4.17m Max x 3.12m Max)

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

### Lounge/Dining Room (17' 05" Max x 12' 08" Max) or (5.31m Max x 3.86m Max)

Double glazed window to rear, feature fireplace, two recess alcoves, serving hatch to kitchen, coved and textured ceiling, radiator.

### Kitchen (13' 06" Max x 10' 03" Max) or (4.11m Max x 3.12m Max)

Double glazed window to rear, double glazed obscure window to side, double glazed door to side, fitted with a range of wall, drawer and base units with worktops over incorporating one and a half bowl sink and drainer, space for cooker with extractor fan over, serving hatch to dining area, part tiled walls, vinyl flooring, textured ceiling, radiator, door into:-

### Shower Room (8' 05" x 5' 02" ) or (2.57m x 1.57m)

Double glazed obscure window to side, fitted with shower enclosure with overhead shower, wash hand basin and WC, fully tiled walls, tiled flooring, plumbing for washing machine, radiator.

### First Floor Landing

Stained glass window to side.

### Bedroom 1 (11' 09" Max x 11' 04" Max) or (3.58m Max x 3.45m Max)

Double glazed bay window to the front, two double fitted wardrobes, textured ceiling, radiator.

### Bedroom 2 (12' 04" Max x 10' 09" Max) or (3.76m Max x 3.28m Max)

Double glazed window to rear, fitted with wardrobes across one wall with sliding doors, textured ceiling, radiator.

### Bedroom 3 (7' 09" x 6' 09" ) or (2.36m x 2.06m)

Double glazed window to the front, dado rail, access to loft, radiator.

### Bathroom / Wet Room (7' 07" Max x 5' 05" Max) or (2.31m Max x 1.65m Max)

Double glazed obscure window to rear fitted with walk in disabled shower with respatex panelling to walls, wash hand basin, polysafe wet room flooring, storage cupboard housing gas central heating boiler, textured ceiling.

### W.C.

Double glazed obscure window to the side, fitted with low level WC, textured ceiling.

### EXTERNALLY

Enclosed front garden laid to lawn bordered by hedging, pathway to side leading to good size enclosed garden with patio areas, two storage sheds, glass house and garage. The garden is planted with a range of mature plants, flowers and shrubs, pedestrian gated access to rear lane.

### Garage

With up and over door.

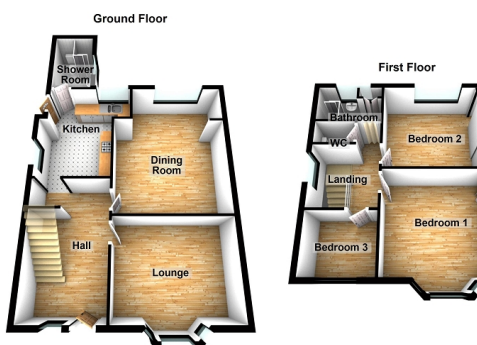
### Broadband & Mobile Signal

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

### Services

### Tenure

Freehold



### 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).

