

**Saltoun Street
Margam
Port Talbot
Neath Port Talbot.**

Price **£139,995**



- SEMI DETACHED PROPERTY
- TWO BEDROOMS
- ONE RECEPTION ROOM
- GOOD SIZE GARDENS
- DRIVEWAY TO GARAGE
- VIEWING RECOMMENDED

General Description

We offer for sale this two bedroom semi detached house (the property has had planning permission which has now lapsed for a first floor extension). The property is situated in the popular area of Margam with local amenities, shops and schools and good access into the Port Talbot Town Centre and Aberavon beach front and close to the M4 Motorway. Internal viewing is highly recommended. Council Tax Band B.



EPC Rating: D62

Saltoun Street, Margam, Port Talbot, Neath Port Talbot.

Property Description

This two bedroom semi detached house is situated in the Margam area of Port Talbot. The accommodation comprises of hallway, lounge, kitchen/dining room and utility to the ground floor and two double bedrooms and bathroom to the first floor. The property benefits from gas central heating, double glazing, good size gardens, driveway and garage. Viewing is highly recommended.

Entrance

Via double glazed door into:-

Hallway

Stair case to first floor, coved ceiling, tiled flooring, radiator, door into:-

Lounge (15' 01" Max x 13' 01" Max) or (4.60m Max x 3.99m Max)

Double glazed window to front, feature fireplace incorporating electric fire, two recess alcoves fitted with storage cupboards and shelving, coved ceiling, radiator, door into:-

Kitchen/Dining Room (18' 03" Max x 7' 02" Max) or (5.56m Max x 2.18m Max)

Double glazed window to rear, double glazed obscure window to side, picture window, fitted with a range of wall and base units with complimentary work surfaces over incorporating stainless steel one and a half bowl sink and drainer, electric oven and four ring ceramic hob with stainless steel extractor chimney over, space for tumble dryer, breakfast bar, under stairs storage cupboard, coved ceiling, vinyl flooring, radiator, door into:-

Utility Porch (8' 03" Max x 7' 05" Max) or (2.51m Max x 2.26m Max)

Double glazed window to rear, double glazed door to side, fitted with wall and base units with worktops over

incorporating bowl sink, plumbing for washing machine, respatex panelling to walls, tiled flooring.

First Floor Landing

Double glazed window to side, storage cupboard, access to loft, coved ceiling.

Bedroom 1 (15' 02" Max x 9' 02" Max) or (4.62m Max x 2.79m Max)

Double glazed window to front, fitted with wardrobes across one wall, storage area with double glazed window to front, coved ceiling, radiator.

Bedroom 2 (11' 01" Max x 9' 0" Max) or (3.38m Max x 2.74m Max)

Double glazed window to rear, laminate flooring, coved ceiling, radiator.

Bathroom (8' 0" Max x 5' 06" Max) or (2.44m Max x 1.68m Max)

Double glazed window to side, fitted with panelled bath with overhead shower, wash hand basin and WC, storage cupboard housing gas central heating boiler, part tiled walls, vinyl flooring, stainless steel heated towel rail.

EXTERNALLY

Front forecourt laid to patio, shared driveway to side leading to enclosed rear garden laid mainly to lawn with patio and decked areas, storage shed and outside WC.

Garage / Store

with up and over door, working lights and electrics.

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.