



131 Margam Road, Port Talbot – SA13 2AA
Port Talbot

Offers Over **£170,000**

131 Margam Road

Port Talbot

Welcome to this spacious three bedroom semi detached house, perfectly positioned on a sought after road in a popular area. As you step inside, you'll find three versatile reception rooms (ideal for a living room, dining space, and perhaps a home office or playroom), offering plenty of space for family life or entertaining friends. The kitchen is ready for you to put your own stamp on it, with potential to create your dream cooking and dining area. Upstairs, there are three comfortable bedrooms, each with good proportions, plus a family bathroom. The property is in need of modernisation, making it a fantastic opportunity for anyone looking to add value and create a home that suits their style and needs. There's a useful outbuilding (perfect for storage or a workshop), a garage, and off road parking, so you'll never have to worry about where to park. With its generous layout and great location, this is a home with lots of potential, just waiting for someone to make it their own. Don't miss your chance to view – properties in this area are always in high demand. Call today to arrange a viewing and see the possibilities for yourself.

- Front and rear garden
- 3 Reception rooms
- 3 Bedrooms
- Garage and off road parking
- Out building
- Sought after road and area
- In need of modernisation
- No onward chain





Entrance and entrance hall

6' 11" x 11' 6" (2.10m x 3.50m)

Via opaque front door, fitted carpet, centre light textured walls and ceiling.

Reception one

11' 10" x 14' 9" (3.60m x 4.50m)

Textured walls and ceiling, centre light, laminate flooring, feature fire place, and bay window.

Reception two

11' 2" x 12' 6" (3.40m x 3.80m)

Textured walls and ceiling, Parquet flooring, centre light, and feature fire place.

Reception three

10' 6" x 11' 6" (3.20m x 3.50m)

Lino flooring, textured walls and ceiling, centre light, and window.

Reception four

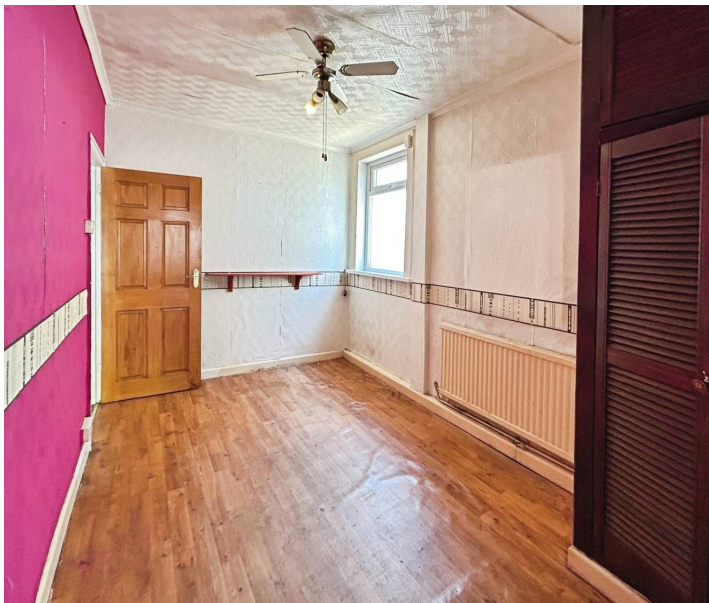
7' 10" x 12' 6" (2.40m x 3.80m)

Textured walls and ceiling, lino flooring, boiler, and opaque window.

Kitchen

9' 2" x 7' 7" (2.80m x 2.30m)

Wall and base units, two windows, laminate flooring, and integrated oven with hob.



Landing

13' 5" x 2' 7" (4.10m x 0.80m)

Window, fitted carpet, centre light, and loft access.

Bedroom one

14' 5" x 12' 6" (4.40m x 3.80m)

Textured ceiling and walls, centre light, laminate flooring, window, and built in wardrobes.

Bedroom two

8' 10" x 12' 6" (2.70m x 3.80m)

Textured ceiling and walls, centre light, fitted carpet, window, and built in wardrobes.

Bathroom

6' 3" x 5' 11" (1.90m x 1.80m)

Comprises of bath with overhead shower, W.C, hand wash basin, window, and tiled walls and floor.

Bedroom three

8' 10" x 8' 10" (2.70m x 2.70m)

Textured walls and ceiling, centre light, fitted carpet, and window.

Garage

9' 11" x 19' 0" (3.02m x 5.80m)

Outbuilding

6' 7" x 4' 3" (2.00m x 1.30m)

Plumbing for washer and drier, and electric points.

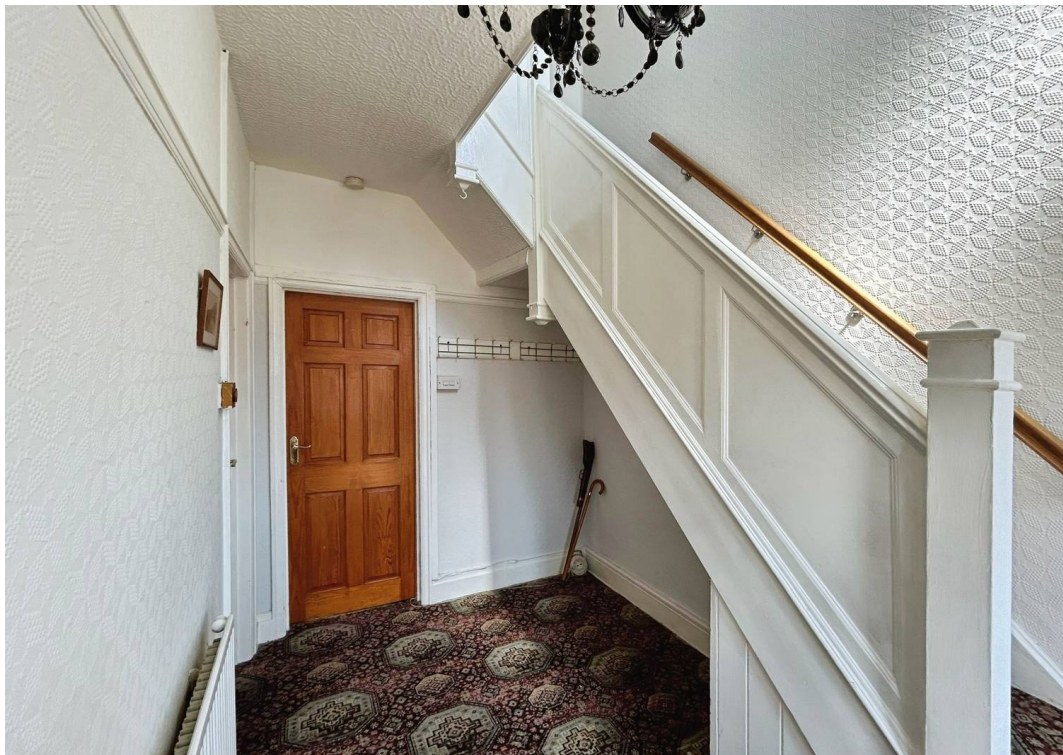
Shed

9' 10" x 7' 10" (3.00m x 2.40m)

Three single pane windows, MDF flooring, and timber frame build.

Outside

Front garden has resin path leading to door, rest is laid to lawn, and bounded by mental fencing. Rear garden is part patio and part laid to lawn, the detached garage and off road parking is at the rear, and a further out building, and shed.







131 Margam Road, Port Talbot

Payton Jewell Caines

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