



Elsie Dene Groeswen Lane

offers in the region of £280,000

- Deceptively Spacious
- Period Property
- Sizable Plot
- Oozing with Character and Potential
- Driveway and Garage
- EPC Rating: D



 2  1  1

 peter
alan

01639 635115
neath@peteralan.co.uk



About the property

Tucked away in the Forestry surrounding Margam, this ideal family home or down-size is now available for sale! Boasting wrapping gardens consisting of a spacious driveway and detached garage, terrace patio, mature trees, shrubbery and lawns! With excellent links to local amenities through Port Talbot, including a main line train station and high street stores within the town centre, frequently running buses and well renowned schools such as; Ysgol Cwm Brombil, Eastern Primary and the St. Joseph's Catholic schools. Internally, the property comprises of an entrance hallway, with doors through to both double bedrooms with bay windows, the generous lounge / diner, with double aspect lighting, the fitted kitchen, utility room (formally Bedroom Three), wet/shower room and separate w.c. The loft offers ample potential for conversion (STPP) and 'port hole' windows to the front and rear. Internal viewings are highly recommended to truly appreciate this lovely home!





Accommodation

Entrance Hallway

Lounge

26' 7" Plus Recess x 13' 5" Plus Recess (8.10m Plus Recess x 4.09m Plus Recess)

Kitchen

11' 5" x 10' 9" Plus Recess (3.48m x 3.28m Plus Recess)

Utility Room & W.C

8' 5" Max x 7' 8" (2.57m Max x 2.34m)

Bedroom One

12' x 11' 9" Plus Bay Window (3.66m x 3.58m Plus Bay Window)

Bedroom Two

11' 9" Plus Bay Window x 11' 8" (3.58m Plus Bay Window x 3.56m)

Shower Room

Wrapping Gardens & Driveway

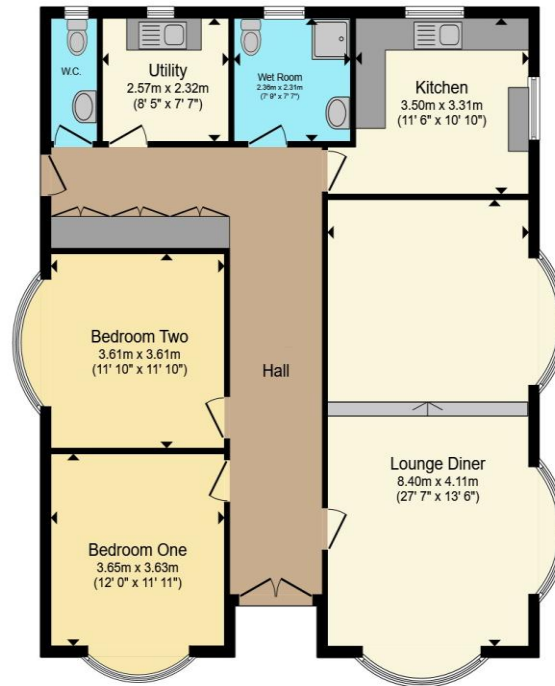
Garage

22' 6" x 14' 1" Max (6.86m x 4.29m Max)

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details

Floorplan



Total floor area 117.3 m² (1,263 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

