

**Payton
Jewell
Caines**



7 Saltoun Street, Margam – SA13 2DS
Port Talbot

Fixed Price **£250,000**



7 Saltoun Street

Margam, Port Talbot

Welcome to this beautifully presented three-bedroom with the potential of a fourth semi-detached home, offering a spacious and versatile layout perfect for modern family living. As you step inside, you'll immediately notice the light and airy atmosphere that flows throughout, thanks to the thoughtful design and tasteful décor. The heart of the home is the large open plan kitchen and family room, which provides an ideal space for both every-day life and entertaining guests. The kitchen is modern and well-equipped, with plenty of storage and worktop space, making it a real pleasure for anyone who loves to cook or gather with friends and family. Adjacent to the kitchen, you'll find a handy utility room (perfect for keeping laundry and household chores tucked away), adding an extra layer of convenience. The living areas are spacious and welcoming, creating a relaxing environment for everyone to unwind. Each of the three bedrooms is generously sized, offering comfortable retreats for all members of the household, and the bathrooms are finished to a high standard, ensuring a touch of luxury in your daily routine. The property also comes with full CCTV coverage to the front and rear, providing peace of mind for security-conscious buyers.





One of the standout features of this home is the hot tub, which is included with the property (a fantastic bonus for those who love to relax in style). Throughout the home, you'll find a high level of finish, with attention to detail evident in every room, from the flooring and lighting to the fixtures and fittings. This property is ready for you to move straight in and start enjoying from day one, with no work required. Whether you're looking for a home that can accommodate a growing family or simply want a little more space to stretch out, this semi-detached house ticks all the boxes. Located in a popular residential area, you'll benefit from a friendly neighbourhood atmosphere and easy access to local amenities, schools, and transport links. Don't miss your chance to view this stunning property and see for yourself what makes it such a special place to call home. Arrange a viewing today and picture yourself settling into this inviting and stylish space, where comfort and practicality come together seamlessly.

- Four bedroom semi-detached
- Utility room
- Large open plan kitchen / family room
- Large enclosed garden
- Hot tub to stay
- Full CCTV to front and rear
- Beautifully presented throughout



Entrance

Via UPVC composite door.

Hallway

Emulsion ceiling and walls, laminate flooring, carpeted staircase leading to first floor and radiator.

Bathroom

6' 0" x 7' 2" (1.82m x 2.19m)

Emulsion ceiling, part emulsion / part tiled walls, tiled floor, radiator and UPVC obscured window. Shower cubicle, hand wash basin set within vanity and low level W.C.

Lounge

12' 0" x 11' 11" (3.66m x 3.62m)

Emulsion ceiling and walls, UPVC bay window, multi fuel burner, built in cupboard and laminate flooring.

Dining Room

10' 5" x 10' 8" (3.18m x 3.24m)

Emulsion ceiling and walls, laminate flooring and built in storage.

Kitchen / Family room

16' 10" x 14' 8" (5.14m x 4.46m)

Emulsion ceiling with spot lights, dome windows to ceiling, UPVC window, door and French doors. A range of wall and base units, double sink, integrated electric oven and microwave, integrated fridge-freezer, gas hob and radiator.

First floor landing

Emulsion ceiling and walls, fitted carpet and UPVC window.

Family Bathroom

8' 10" x 6' 8" (2.68m x 2.04m)

Emulsion ceiling and walls, non-slip flooring, built in storage cupboard housing the boiler, obscured UPVC window and radiator. Low level W.C, hand wash basin and bath.

Bedroom one

11' 7" x 10' 7" (3.52m x 3.23m)

Emulsion ceiling and walls, UPVC window, fitted carpet, radiator and built in wardrobes.

Bedroom two

9' 8" x 12' 4" (2.94m x 3.77m)

Emulsion ceiling and walls, UPVC window, fitted carpet, radiator and built in wardrobes.

Bedroom three

7' 6" x 7' 9" (2.28m x 2.36m)

Emulsion ceiling and walls, UPVC window, fitted carpet and radiator.

Loft / Storage / Potential fourth bedroom

15' 1" x 15' 11" (4.60m x 4.84m)

Emulsion ceiling and walls, spot lights, two UPVC windows, fitted carpet, radiator and built in wardrobes.

Workshop

9' 0" x 13' 0" (2.74m x 3.96m)

Emulsion ceiling and walls, UPVC window and two doors and wood flooring.

Utility room

8' 8" x 4' 3" (2.65m x 1.30m)

Emulsion ceiling and walls, down lights, wooden flooring, and two UPVC windows. Plumbing for washing machine and tumble drier.

Outside

The front is laid with decorative slabs for off road parking. Enclosed rear garden with patio slabbed area, remainder is laid to lawn, boarded by stone wall and wooden fencing, pathway down to the summer house.

Summer house

Sliding doors to enter into hot tub room which is to remain (4.6m x 2.85m), respatex ceiling, tiled floor, emulsion walls and French doors leading into second part of summer house. Emulsion ceilings and walls, wooden flooring and down lights (4.58m x 3.13m).





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