

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

Price £170,000



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM/W.C.
- GROUND FLOOR W.C.
- NO CHAIN
- VIEWING IS RECOMMENDED



General Description

Semi Detached House does require some updating is situated in the popular area of Margam close to all local amenities and on the bus route into Port Talbot Town Centre with its many shops, bars and restaurants. The Margam Country Park is a short drive away with its historic Castle, walking and biking trails. Council Tax Band B. Viewing is recommended.

Bracken Road, Margam, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this three bedroom semi detached property with two reception rooms, kitchen, ground floor W.C. and first floor bathroom/W.C. The property benefits from double glazing, gas central heating, enclosed gardens and garage.

Hall

Via double glazed entrance door with stairs to the first floor, radiator and double glazed obscure window to the front.

Sitting Room (10' 07" x 9' 07") or (3.23m x 2.92m)

Feature fireplace, picture rail, radiator and double glazed bay window to the front.

Lounge (15' 0" x 10' 05") or (4.57m x 3.18m)

Two recess alcoves, radiator, wall mounted gas fire and double glazed bay window to the rear.

Kitchen (18' 08" Max x 6' 09" Max) or (5.69m Max x 2.06m Max)

Fitted with a range of wall, drawer and base units with worktops over incorporating one and half bowl sink and drainer. Plumbing for washing machine, space for cooker, part tiled walls, tiled flooring and radiator. Double glazed windows to the side and rear and double glazed obscure door to the rear.

W.C.

Comprising vanity wash hand basin and low level W.C. Respotex panelling to walls, vinyl flooring and double glazed obscure window to the side.

First Floor Landing

Access to loft and double glazed obscure window to the side.

Bedroom 1 (11' 03" x 11' 0") or (3.43m x 3.35m)

Picture rail, radiator and double glazed bay window to the front.

Bedroom 2 (11' 06" x 10' 09") or (3.51m x 3.28m)

Double wardrobe housing gas central heating boiler, hanging rail and shelves. Picture rail, coved ceiling, radiator and double glazed window to the rear.

Bedroom 3 (6' 06" x 6' 05") or (1.98m x 1.96m)

Picture rail, radiator and double glazed window to the front.

Bathroom/W.C. (6' 06" x 6' 02") or (1.98m x 1.88m)

Comprising shower enclosure with overhead shower, pedestal wash hand basin and low level W.C. Respotex panelling to walls, laminate flooring, heated towel rail and airing cupboard housing radiator and shelving. Spotlights to ceiling and double glazed obscure window to the rear.

Outside

Front forecourt laid to gravel with gated driveway to the side leading to garage with up and over door. Pathway leading to a good size enclosed rear garden laid mainly to gravel and patio areas bordered by mature trees, plants and shrubs. Garden shed, potting shed and outside W.C.

Broadband and Mobile phone

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

Services

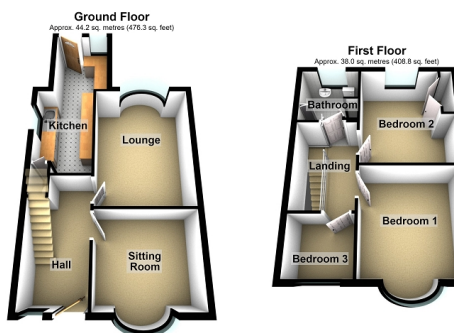
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 82.2 sq. metres (885.1 sq. feet)



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 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.