

Payton
Jewell
Caines



30 Nant Y Wiwer, Margam - SA13 2XX
Port Talbot

£165,000



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Margam, Port Talbot

A well-presented two-bedroom mid-terraced home situated in a sought-after semi-rural location, ideal for first-time buyers or investors alike. The accommodation briefly comprises an entrance hall, open-plan lounge with patio doors leading to the rear garden, kitchen complete with integrated appliances. To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from front and rear gardens together with an allocated parking space. Conveniently located close to local amenities, transport links and countryside walks, this attractive home offers living in a peaceful setting.

- 2 Bed Mid Terrace
- Front & Rear Gardens
- Ideal Investment Or First Time Buy
- First Floor Bathroom
- Allocated Parking Space
- No Onward Chain





Entrance

Via a timber door leading into the hallway.

Entrance Hall

Emulsioned walls, fitted carpet and radiator. Arch leading into the kitchen and timber framed door leading into the lounge.

Kitchen

2.37m x 2.42m (7' 9" x 7' 11") Emulsioned walls, vinyl flooring, PVCu double glazed window overlooking the front and wall mounted combination gas boiler. A range of wall and base units with roll edge work surface housing a sink drainer and ceramic tiles to the splash back. Integrated gas hob and electric oven with cooker hood. Space for automatic washing machine and fridge / freezer.

Lounge

5.11m x 3.61m (16' 9" x 11' 10") Double glazed patio doors leading onto the rear garden, two radiators, stairs leading to the first floor, fitted carpet and emulsioned walls.

Landing

Loft access, emulsioned walls, smoke alarm, fitted carpet, airing cupboard and doors leading off.

Bedroom 1

3.58m x 2.68m (11' 9" x 8' 10") Timber framed door, built in wardrobe with double doors, radiator, emulsioned walls, fitted carpet and PVCu double glazed window overlooking the rear.

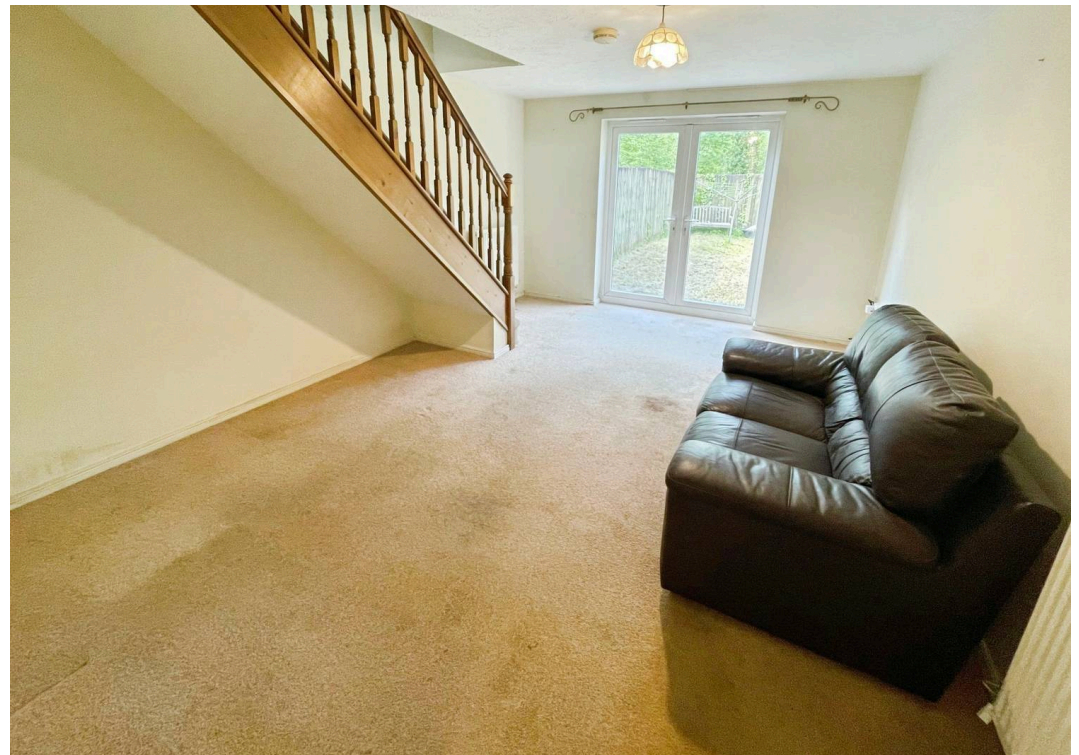
Bedroom 2

2.06m x 3.29m (6' 9" x 10' 10") Double glazed window overlooking the front, radiator, emulsioned walls, fitted carpet and built in wardrobe.

Bathroom

PVCu double glazed opaque window overlooking the front, radiator, emulsioned walls, fitted carpet and shaver point. Three piece suite comprising WC, pedestal wash hand basin and panelled bath with overhead mains shower attachment and tiling to the splash backs.







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