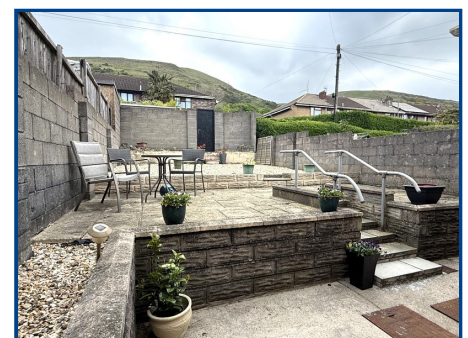
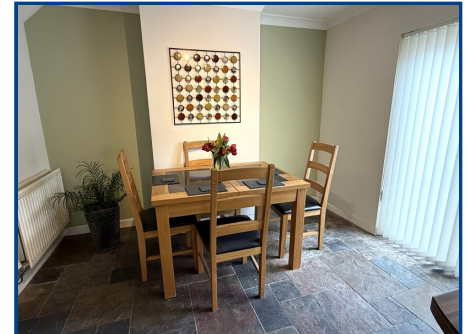


**Margam Road
Port Talbot
Neath Port Talbot.**

Price **£139,995**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- LOUNGE
- BATHROOM/W.C. & WET ROOM/W.C.
- KITCHEN/DINING ROOM
- VIEWING IS RECOMMENDED
- NO CHAIN



General Description

Mid Terrace property situated in the popular area of Margam, located within easy access of local amenities, shops and schools. Good transport and road links are offered to Port Talbot town centre and M4 the motorway. Council Band Tax B.

EPC Rating: C69

Margam Road, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this well presented three bedroom mid terrace property with the accommodation comprising of entrance hall, lounge, kitchen/dining room, and wet room/W.C. to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from having gas central heating, double glazing and an enclosed rear garden. There is lift access to the property from the front path.

Hall

Entered via double glazed door with stairs to the first floor, understairs storage cupboard, laminate floor and radiator.

Lounge (14' 06" x 12' 02") or (4.42m x 3.71m)

Dado rail, two recess alcoves, laminate floor, coved ceiling and radiator. Double glazed window to the front.

Kitchen/Dining Room (18' 09" x 10' 05") or (5.72m x 3.18m)

Fitted with a range of wall, drawer and base units with work surfaces over incorporating electric Neff oven, four ring gas hob with extractor chimney over. Stainless steel sink and drainer, integrated fridge freezer and washing machine. Part tiled wall, tiled flooring, coved ceiling and radiator. Double glazed French doors to the rear and door into:

Wet Room (7' 06" x 6' 05") or (2.29m x 1.96m)

Fitted with accessible shower, wash hand basin and W.C. Non slip flooring, storage cupboard housing tumble dryer and double glazed obscure window to the side.

First Floor Landing

Textured ceiling and access to loft.

Bedroom 1 (14' 02" Max x 11' 06" Max) or (4.32m Max x 3.51m Max)

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

Bedroom 2 (12' 05" Max x 11' 03" Max) or (3.78m Max x 3.43m Max)

Cupboard housing gas central heating boiler, radiator and double glazed window to the rear.

Bedroom 3 (11' 05" x 7' 01"Max Max) or (3.48m x 2.16m Max)

Radiator and double glazed window to the front.

Bathroom/W.C. (5' 08" x 5' 04") or (1.73m x 1.63m)

Comprising panelled bath, wash hand basin and W.C. Tiled walls and flooring, radiator and double glazed obscure window to the rear.

Outside

Accessible lift to the front door. Front forecourt laid to gravel and concrete. Enclosed rear garden laid to patio and gravel with rear pedestrian gate leading to the rear lane.

Broadband and Mobile phone

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

Services

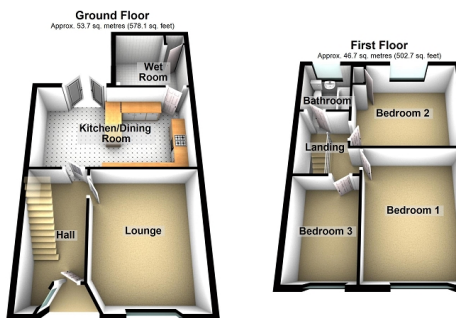
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 100.4 sq. metres (1080.7 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.