



70 Margam Road, Port Talbot – SA13 2BW
Port Talbot

£159,950

70 Margam Road

Port Talbot

This well presented three bedroom mid terrace house offers a wonderful opportunity for first time buyers seeking a spacious and well-maintained home in a convenient location close to the M4 corridor. Upon entering, you are welcomed by a bright and inviting lounge, perfect for relaxing or entertaining guests. The generously sized kitchen/diner is thoughtfully designed to accommodate family meals and social gatherings, with ample storage and worktop space for those who enjoy cooking. The property benefits from a practical downstairs wet room, providing added convenience and flexibility for busy households, while the upstairs bathroom serves the three well-proportioned bedrooms, ensuring plenty of space for family members or guests. Each bedroom is neutrally decorated, allowing you to easily personalise the space to suit your style and needs. The layout of the house is both functional and versatile, making it ideal for growing families or those who require a home office or guest room. Situated in a popular residential area, the property is ideally positioned for easy access to local amenities, schools, and transport links, making daily commutes or trips further afield straightforward and stress-free. The proximity to the M4 corridor is particularly advantageous for those who need to travel for work or leisure. This property represents an excellent opportunity to acquire a move-in ready home that combines space, comfort, and convenience. Whether you are looking to step onto the property ladder or searching for a well-located family home, this three bedroom terraced house is sure to impress with its thoughtful layout and excellent location. Early viewing is highly recommended to fully appreciate all that this attractive home has to offer.





- Three bedroom mid terrace house
- Front and rear gardens
- Lounge
- Large kitchen/diner
- Downstairs wet room plus upstairs bathroom
- Ideal first time buy
- Close to the M4 corridor
- Two bathrooms

Entrance

Via PVCu front door into entrance hall with part emulsioned/part papered walls with dado rail and laminate flooring. Stairs leading to the first floor with fitted carpet. Three doors leading off.

Lounge

13' 0" x 12' 5" (3.96m x 3.79m)

Papered walls, PVCu double glazed bay window to the front of the property, two radiators and fitted carpet.

Kitchen/diner

21' 3" x 11' 9" (6.48m x 3.58m)

Part emulsioned/ part tiled walls, PVCu double glazed window overlooking the rear and side of the property, door to the side of the property, two radiators and laminate flooring. A range of wall and base units with a complementary work surface housing stainless steel sink and drainer. Plumbing for automatic washing machine. Space for cooker and space for fridge/freezer. Wall mounted gas combination boiler. Ample space for dining table and chairs.



Downstairs wet room

8' 0" x 6' 6" (2.45m x 1.97m)

Part emulsioned/ part tiled walls, PVCu obscure double glazed window overlooking the rear of the property, radiator and tiled flooring. Low level WC, pedestal wash hand basin and shower.

First floor landing

Via stairs with fitted carpet. Papered walls and fitted carpet. Four doors leading off.

Family bathroom

5' 11" x 5' 10" (1.81m x 1.78m)

Respatex ceiling, part respatex/part tiled walls, radiator, PVCu double glazed obscure window overlooking the rear of the property and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath.

Bedroom 1

13' 9" x 12' 1" (4.19m x 3.68m)

Picture rail, PVCu double glazed bay window overlooking the front of the property, two radiators and fitted carpet.

Bedroom 2

12' 6" x 11' 3" (3.80m x 3.44m)

Coved ceiling, PVCu double glazed window overlooking the rear of the property, radiator and fitted carpet. Feature fireplace.

Bedroom 3

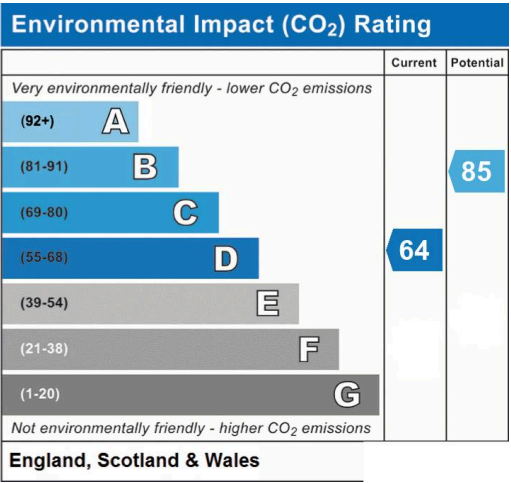
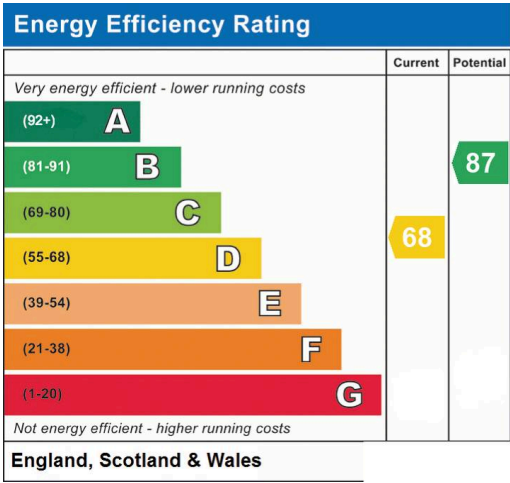
7' 5" x 6' 4" (2.26m x 1.94m)

PVCu double glazed window overlooking the front of the property, radiator and fitted carpet.

Outside

Enclosed rear garden with a raised concrete area with steps and pathway leading to the rear of the garden. Shed to the rear of the garden. Wooden gate providing lane access. Further area laid to concrete with the remainder laid to stone chippings. The front garden has a wrought iron gate giving access to an area laid to patio leading to the front door.







Payton Jewell Caines

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