



35 Margam Road, Port Talbot – SA13 2HR
Port Talbot

Offers Over **£185,000**

35 Margam Road

Port Talbot

Presenting this well-maintained three bedroom end terrace house, ideally situated in the highly sought after location of Margam, offering convenient access to local amenities and reputable schools. The property is introduced via a welcoming entrance hallway, which leads to a bright and spacious lounge, perfect for relaxing or entertaining guests. The kitchen/diner provides ample space for family dining. A downstairs WC adds further practicality for busy households. Upstairs, the property boasts three generously sized bedrooms, each offering comfortable accommodation and flexibility for family living, home working, or guest rooms. The family bathroom is well-appointed with contemporary fittings and fixtures, ensuring comfort and convenience. This attractive home enjoys picturesque mountain views from the rear aspect, creating a tranquil backdrop to everyday living and enhancing the sense of space and light throughout. The property is offered with no ongoing chain, providing the opportunity for a smooth and swift transaction. Additional benefits include gas central heating, double glazing, and ample storage solutions throughout. With its combination of modern living spaces, sought after location, and proximity to essential services, this property represents an excellent opportunity for families, first-time buyers, or investors seeking a comfortable and well-connected home in Margam. Early viewing is highly recommended to fully appreciate the quality and potential of this inviting residence.





- Three bedroom end terrace house
- Inviting Lounge
- Traditional Kitchen & Diner
- Sought after location of Margam
- Close to local amenities and Schools
- Downstairs WC
- No ongoing chain
- Spacious Rear Garden
- Mountain views

Entrance

11' 6" x 2' 11" (3.50m x 0.90m)

Via PVCu opaque door into the entrance hall with PVCu opaque window, radiator and oak flooring.

Storage Cupboard

Handy storage cupboard right next to the front door, handy for your coats and shopping bags.

Reception room 1

14' 9" x 10' 10" (4.50m x 3.30m)

PVCu bay window, radiator and oak flooring.

Kitchen/diner

19' 0" x 18' 8" (5.80m x 5.70m)

A range of wall and base units with complementary work surfaces. Tiling to splash back areas. Space for a Range cooker and freestanding fridge/freezer. Radiator, PVCu window and French doors. Integrated dishwasher and plumbing for washing machine.

WC

7' 7" x 2' 7" (2.30m x 0.80m)

Two piece suite comprising WC and wash hand basin. Tiled flooring.



irst floor landing

9' 2" x 5' 11" (2.80m x 1.80m)

Via stairs. Access to loft, PVCu opaque window and fitted carpet.

Bedroom 1

16' 5" x 8' 2" (5.00m x 2.50m)

PVCu window, radiator and oak flooring.

Bedroom 2

12' 6" x 9' 2" (3.80m x 2.80m)

PVCu window, radiator and fitted carpet.

Bedroom 3

13' 1" x 9' 2" (4.00m x 2.80m)

Over stair storage, PVCu window, radiator and fitted carpet.

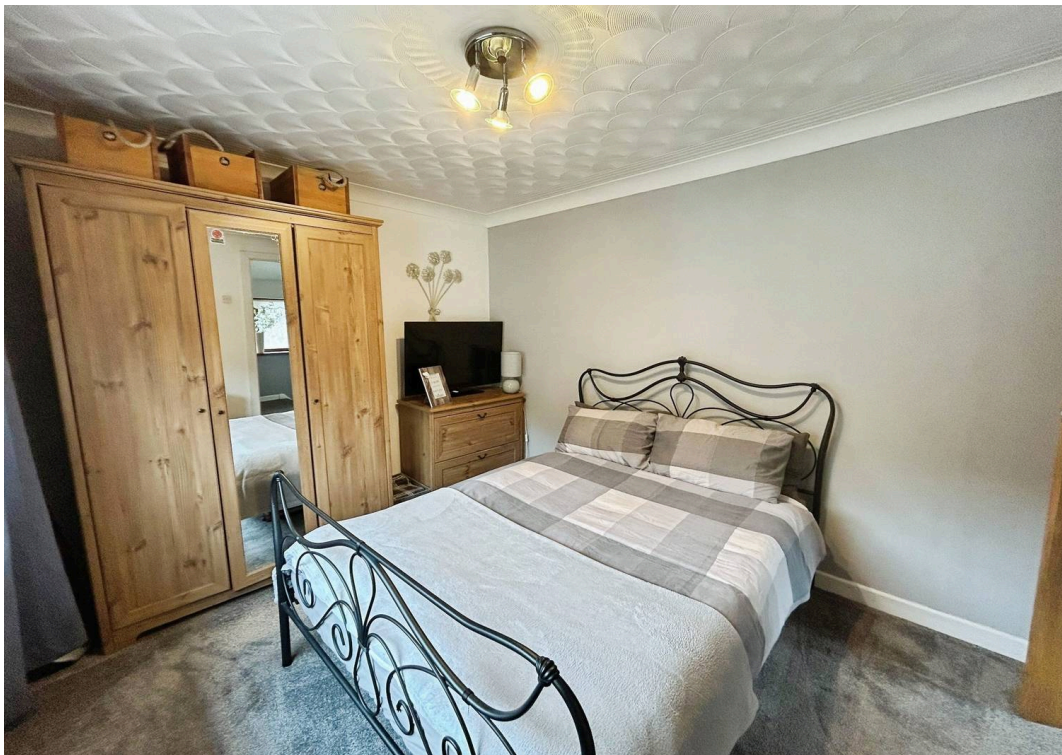
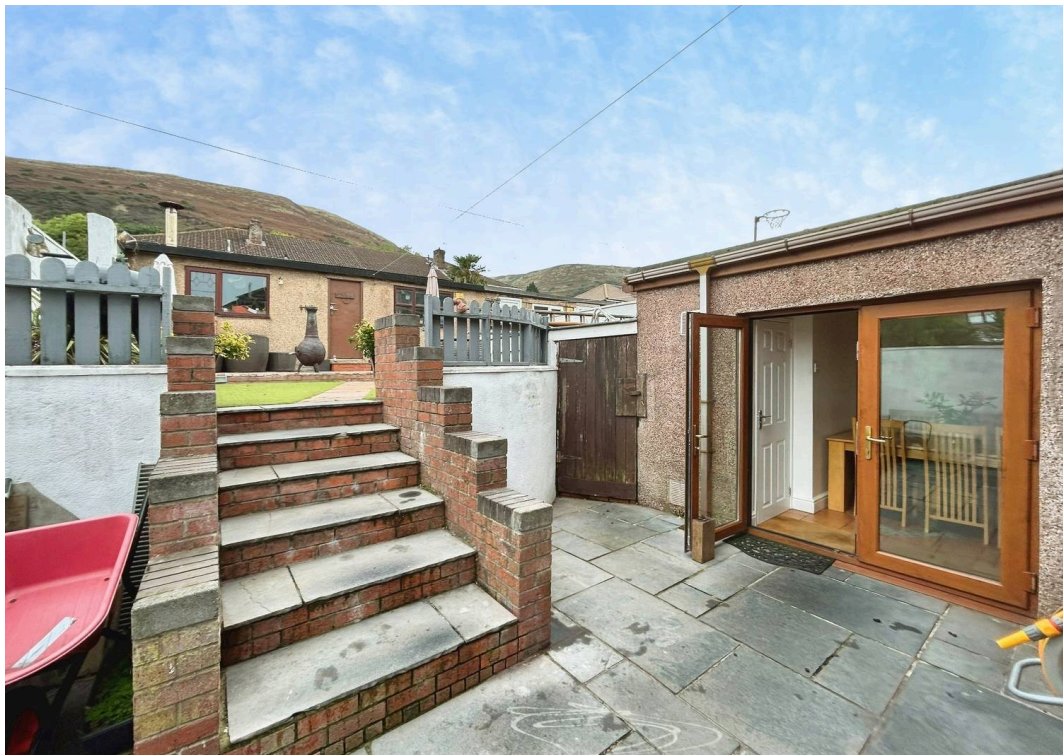
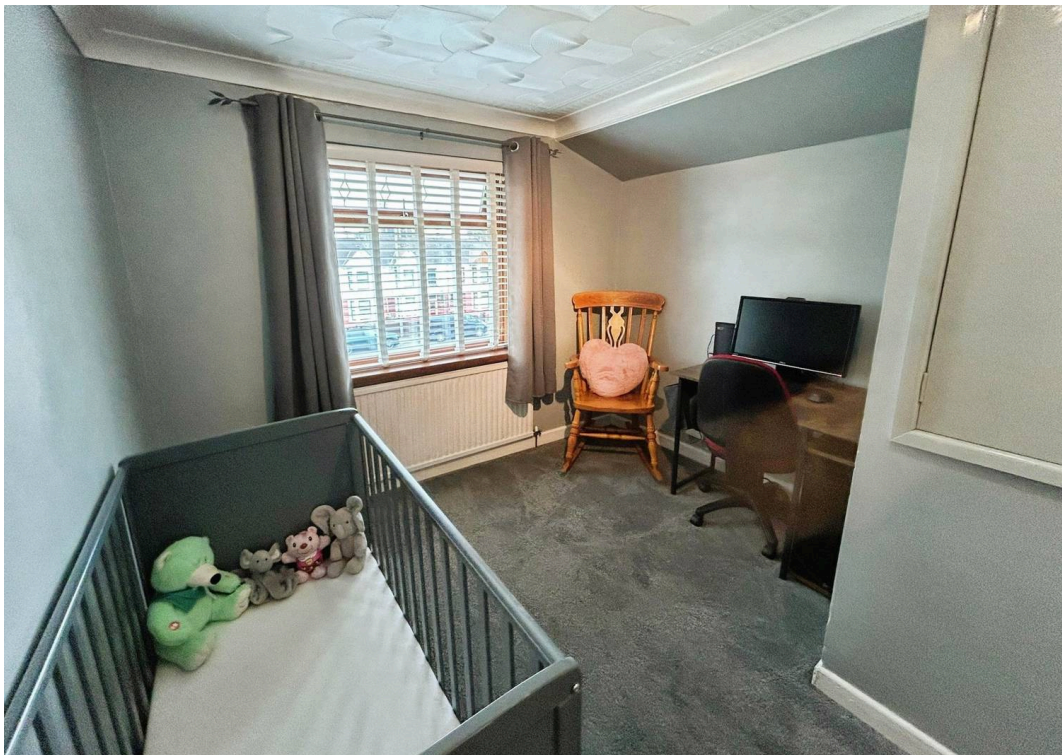
Family bathroom

5' 11" x 5' 7" (1.80m x 1.70m)

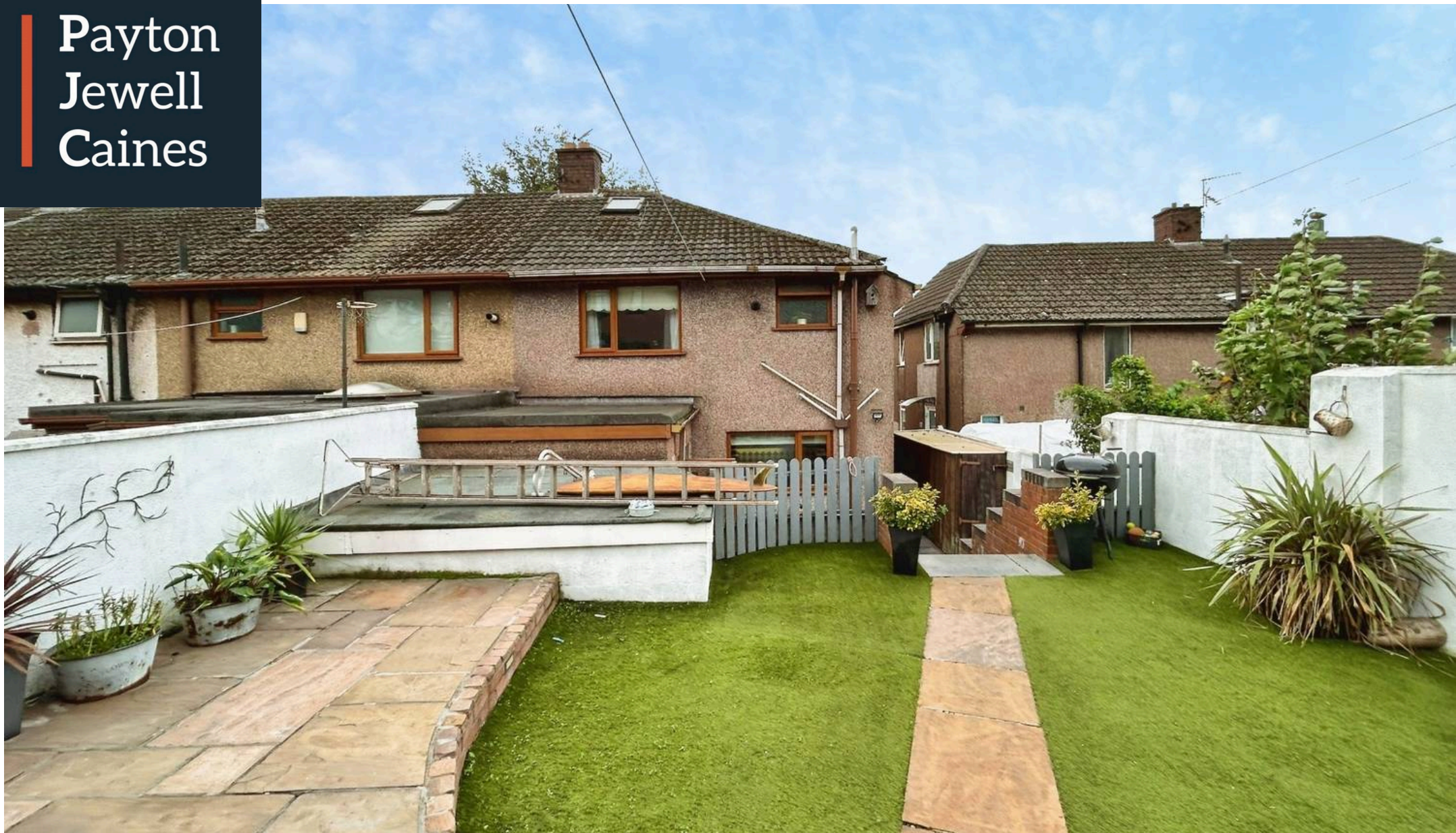
PVCu opaque window, heated towel rail and tiled flooring. Three piece suite comprising WC, wash hand basin and bath with rainfall shower.

Outside

The rear garden is set on two tiers and is laid to patio and astroturf benefiting from views on to the mountains. Generous shed with electricity that could be used as a home office/gym. Side access. Access to rear pedestrian lane. The front of the property is laid to stone chippings. On Street parking.







Payton Jewell Caines

Payton Jewell Caines, 53 Station Road – SA13 1NW

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