

Payton
Jewell
Caines



8 Heol Yr Orsedd, Port Talbot – SA13 2HL

Port Talbot

£170,000



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Port Talbot

Situated within the popular residential area of Margam, this well-presented three-bedroom end of terrace property offers convenient access to the M4 corridor, local train station, and town centre amenities. The accommodation briefly comprises an entrance hall, spacious lounge, separate dining room, fitted kitchen, and a useful utility area. To the first floor, there are three bedrooms, with one thoughtfully divided to create an additional versatile space, along with a modern family bathroom. Externally, the property benefits from a redesigned rear garden, providing an attractive and low-maintenance outdoor area. Early viewing is highly recommended to fully appreciate the accommodation on offer.

- Three bedroom end of terrace house
- Two reception rooms
- Kitchen
- Utility
- Re-designed rear garden



Entrance

Via PVCu opaque double glazed door with a PVCu double glazed opaque window to the front, papered walls, radiator and fitted carpet. Stairs leading to first floor. Door leading to under stairs storage cupboard. Door leading to lounge.

Lounge

14' 11" x 12' 3" (4.55m x 3.74m)

PVCu double glazed window overlooking the front, Papered and coved ceiling, papered walls, radiator, electric fireplace, shelving and fitted carpet. Opening leading into the dining area.

Dining Room

11' 5" x 10' 11" (3.48m x 3.34m)

Measurements excluding the media wall. Papered and coved ceiling, media wall with shelving, space for 46 inch LCD TV, built in electric fireplace, PVCu double glazed window overlooking the rear, PVCu opaque double glazed window overlooking the side of the property, emulsioned walls, radiator and fitted carpet. Door leading to kitchen.

Kitchen

10' 8" x 10' 6" (3.24m x 3.21m)

Window overlooking the utility. Opening into the utility. Emulsioned walls with tiling to splash back areas and laminate flooring. A range of wall and base units with complementary work surfaces. Stainless steel sink with single drainer and swan neck mixer tap. Space for fridge/freezer. Space for freestanding cooker.



Utility

7' 7" x 6' 11" (2.30m x 2.12m)

Emulsioned walls, vinyl flooring, PVCu double glazed window overlooking the rear, PVCu double glazed window overlooking the side of the property, further window overlooking the side and a PVCu double glazed door to the side. A range of wall and base units with complementary roll edge work surfaces. Plumbing for automatic washing machine and space for a dishwasher.

First floor landing

Via stairs with fitted carpet. Papered ceiling and walls, access to loft and PVCu double glazed window overlooking the side of the property.

Bathroom

Coved ceiling, PVCu opaque double glazed window overlooking the rear and respatex panelled walls. Three piece suite comprising low level WC, wall mounted wash hand basin and panelled bath with mixer shower tap and electric overhead shower.

Bedroom 1

14' 6" x 11' 7" (4.41m x 3.52m)

Measurements excluding the wardrobes. Papered and coved ceiling, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, a range of fitted wardrobes and fitted carpet.

Bedroom 2

11' 6" x 7' 6" (3.51m x 2.28m)

Papered ceiling, PVCu double glazed window overlooking the front of the property, radiator, emulsioned walls and fitted carpet. Storage above the bulk head of the stairs.

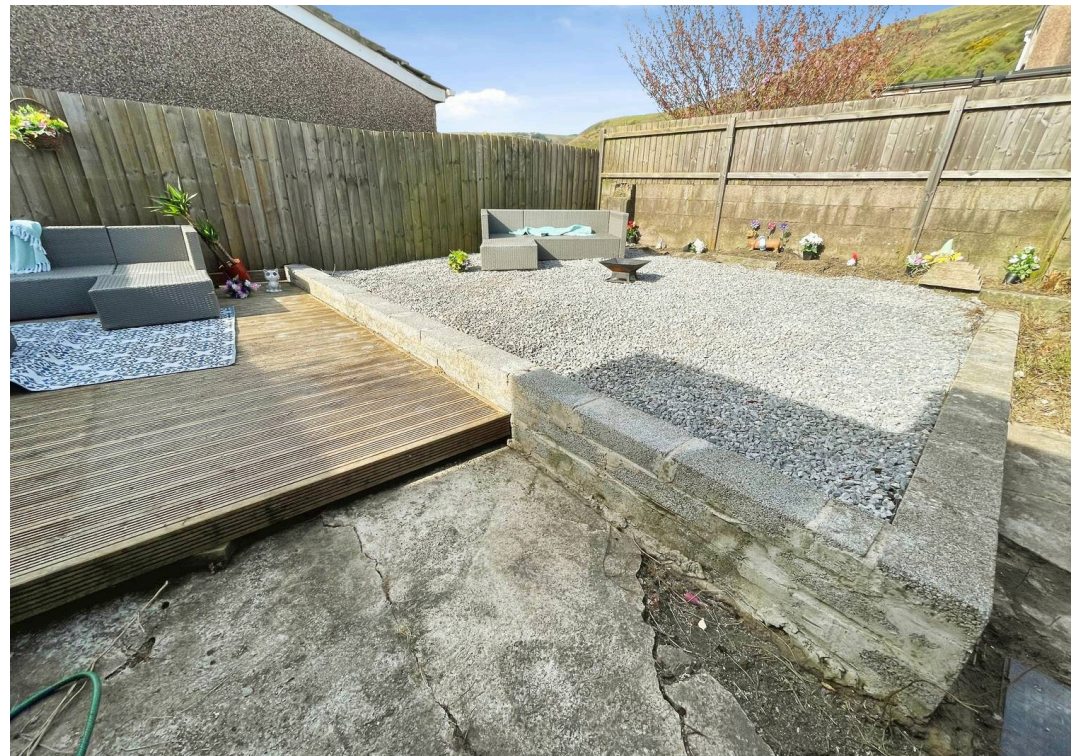
Bedroom 3

12' 10" x 11' 6" (3.90m x 3.51m)

Papered ceiling, emulsioned walls, PVCu double glazed window overlooking the rear, radiator, built in storage cupboard and fitted carpet. Divider separating the room into two parts with two built in bunk beds and shelving.

Outside

The rear garden has recently been refurbished with fencing, gate leading to the lane outside, raised flower beds, stone chippings, decking area. Gated access leading to the front of the property. Approached via steps leading to a concrete frontage with raised flower beds and lawn. Retaining brick wall. Panel fencing.





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