



## Elsie Dene Groeswen offers in the region of £290,000

- Deceptively Spacious
- Period Property
- Sizable Plot
- Oozing with Character and Potential
- Driveway and Garage
- EPC Rating: D



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## About the property

Tucked away in the Forestry surrounding Margam, this ideal family home or down-size is now available for sale! Boasting wrapping gardens consisting of a spacious driveway and detached garage, terrace patio, mature trees, shrubbery and lawns! With excellent links to local amenities through Port Talbot, including a main line train station and high street stores within the town centre, frequently running buses and well renowned schools such as; Ysgol Cwm Brombil, Eastern Primary and the St. Joseph's Catholic schools.

Internally, the property comprises of an entrance hallway, with doors through to both double bedrooms with bay windows, the generous lounge / diner, with double aspect lighting, the fitted kitchen, utility room (formally Bedroom Three), wet/shower room and separate w.c. The loft offers ample potential for conversion (STPP) and 'port hole' windows to the front and rear.

Internal viewings are highly recommended to truly appreciate this lovely home!





## Accommodation

### Entrance Hallway

### Lounge

26' 7" Plus Recess x 13' 5" Plus Recess ( 8.10m Plus Recess x 4.09m Plus Recess )

### Kitchen

11' 5" x 10' 9" Plus Recess ( 3.48m x 3.28m Plus Recess )

### Utility Room & W.C

8' 5" Max x 7' 8" ( 2.57m Max x 2.34m )

### Bedroom One

12' x 11' 9" Plus Bay Window ( 3.66m x 3.58m Plus Bay Window )

### Bedroom Two

11' 9" Plus Bay Window x 11' 8" ( 3.58m Plus Bay Window x 3.56m )

### Shower Room

### Wrapping Gardens & Driveway

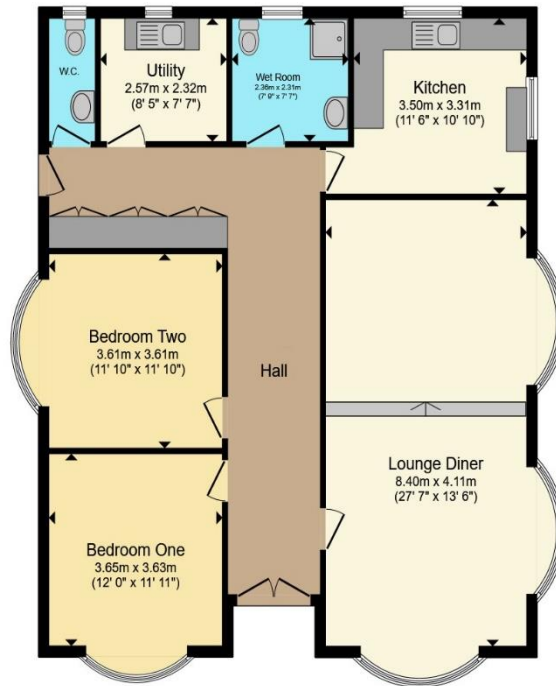
### Garage

22' 6" x 14' 1" Max ( 6.86m x 4.29m Max )

### Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details

## Floorplan



Total floor area 117.3 m<sup>2</sup> (1,263 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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