



54 Golwg Y Madjoe, Port Talbot – SA12 6FA
Port Talbot

£260,000

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Welcome to this fantastic three bedroom end of terrace town house, perfectly positioned in a sought after location with fabulous sea views. Step inside and you'll find a bright and airy living space, ideal for relaxing or entertaining friends and family. The modern kitchen offers plenty of storage and workspace, making meal prep a breeze. There's a handy downstairs WC for added convenience, while the first floor bathroom serves the two good sized bedrooms. The master bedroom is a real treat, featuring its own en suite (perfect for a little extra privacy). All three bedrooms are generously proportioned, so there's plenty of room for a growing family, guests, or even a dedicated home office. With off road parking included, you'll never have to worry about finding a space after a busy day. This home is ideal for anyone looking to enjoy coastal living without compromising on comfort or practicality. Whether you're starting out, upsizing, or searching for a smart investment, this property ticks all the boxes. Don't miss your chance to make this wonderful house your next home. Book your viewing today and see for yourself what makes this place so special.

- Three bedroom end terrace town house
- Downstairs WC and first floor bathroom
- Master bedroom with en suite
- Off road parking and enclosed rear garden
- Fabulous sea views
- Sought after location





Entrance

Via PVCu composite door into the entrance porch.

Entrance porch

Vinyl flooring, radiator and door leading into reception 1.

Reception 1

11' 11" x 14' 8" (3.64m x 4.46m)

Fitted carpet, PVCu double glazed window to the front and radiator. Under stairs storage cupboard and door leading into the inner porch.

Inner porch

Vinyl flooring, carpeted stairs leading to the first floor and doors leading to the kitchen and downstairs WC.

WC

3' 7" x 4' 8" (1.10m x 1.41m)

Vinyl flooring and radiator. Two piece suite comprising low level WC and wall mounted wash hand basin.

Kitchen

11' 11" x 8' 9" (3.63m x 2.67m)

Spotlights, vinyl flooring, PVCu double glazed window and PVCu double glazed French doors leading out to the rear garden. A range of wall and base units with a complementary work surface housing a sink with drainer. Space for washing machine, dishwasher and fridge/freezer. Integrated electric oven with gas hob, combination gas boiler and space for table and chairs.

Landing

Fitted carpet, radiator, carpeted staircase leading to the second floor and three doors leading off.



Bedroom 2

12' 0" x 8' 11" (3.65m x 2.71m)

Fitted carpet, radiator and two PVCu double glazed windows to the front of the property.

Built in wardrobes.

Family bathroom

5' 7" x 7' 11" (1.71m x 2.42m)

Vinyl flooring, PVCu double glazed window with obscured glass to the side of the property and chrome towel rail radiator. Three piece suite comprising panelled bath, pedestal wash hand basin and WC.

Bedroom 3

9' 1" x 9' 11" (2.76m x 3.03m)

Fitted carpet, PVCu double glazed window to the rear of the property and radiator. Built in wardrobes.

Second floor landing

Storage cupboard.

Bedroom 1

16' 5" x 8' 6" (5.00m x 2.60m)

Fitted carpet, radiator, PVCu double glazed window to the front of the property and door leading into the en suite.

En suite

5' 6" x 11' 2" (1.68m x 3.40m)

Part emulsioned / part tiled walls, vinyl flooring, velux window and chrome towel rail radiator. Three piece suite comprising shower cubicle, low level WC and wash hand basin.

Outside

Steps to the front of the property with pathway leading to the main entrance. Enclosed rear garden with gate leading to off road parking for two vehicles, laid to patio with decorative slate chippings and wooden panel fencing.







Payton Jewell Caines

Payton Jewell Caines, 53 Station Road – SA13 1NW

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