

**Pellau Road
Margam
Port Talbot
Neath Port Talbot.**

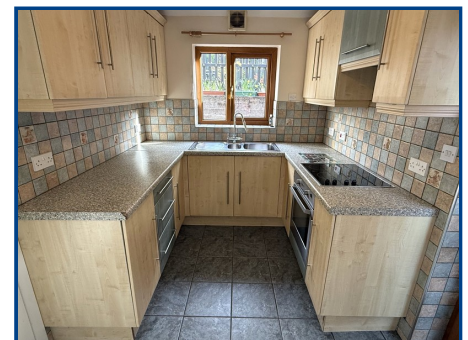
Price £175,000



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- FIRST FLOOR W.C.
- KITCHEN & UTILITY ROOM
- ENCLOSED REAR GARDEN
- OUTBUILDING

General Description

We are pleased to offer for sale this spacious well presented three bedroom semi detached property situated in this popular location close to local amenities and the Port Talbot Town Centre with its many shops, bars and eateries. Margam Park is a short drive away with its historic Castle, walking and biking trails. There is also the Aberavon Beach where there is a Cinema and a Leisure Centre. Council Tax Band A.



EPC Rating: D60

Pellau Road, Margam, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this three bedroom extended semi detached house with the accommodation comprising of entrance hall, lounge/dining room, utility room, bathroom/W.C. sitting room and kitchen to the ground floor with three bedrooms and W.C. to the first floor. The property benefits from having gas central heating, double glazing and an enclosed rear garden and outbuilding. Viewing is recommended.

Hall

Stairs to the first floor, laminate floor, coved ceiling and picture window. Understairs storage cupboard and two radiators.

Lounge/Dining Room (19' 0" Max x 11' 06" Max) or (5.79m Max x 3.51m Max)

Feature fireplace incorporating living flame gas fire, picture window, laminate floor and coved ceiling. Radiator and double glazed window to the front.

Utility Room (7' 08" x 5' 02") or (2.34m x 1.57m)

Worktop and shelving, plumbing for washing machine and coved ceiling. Extractor fan and radiator.

Bathroom/W.C. (8' 06" x 7' 09") or (2.59m x 2.36m)

Comprising shower cubicle with overhead shower, pedestal wash hand basin and W.C. Wall mounted gas central heating boiler, part tiled walls, tiled flooring, coved ceiling and radiator. Double glazed obscure window to the side.

Sitting Room (11' 05" x 9' 05") or (3.48m x 2.87m)

Laminate flooring, coved ceiling, radiator and double glazed French doors to the rear.

Kitchen (11' 05" x 7' 03") or (3.48m x 2.21m)

Fitted with a range of wall, drawer and base units with complementary work surfaces over incorporating electric oven and four ring electric hob with extractor fan over. Stainless steel one and half bowl sink and drainer, integrated fridge and freezer. Part tiled walls, tiled

flooring, extractor fan, double glazed window to the rear and double glazed door to the side.

First Floor Landing

Access to loft.

Bedroom 1 (15' 02" x 8' 03") or (4.62m x 2.51m)

Storage cupboard with double glazed window to the front, coved ceiling, radiator and double glazed window to the front.

Bedroom 2 (16' 04" Max x 8' 06" Max) or (4.98m Max x 2.59m Max)

Laminate floor, radiator and double glazed window to the rear.

Bedroom 3 (16' 04" Max x 8' 08" Max) or (4.98m Max x 2.64m Max)

Coved ceiling, radiator and double glazed window to the rear.

W.C.

Comprising wash hand basin and W.C. Coved ceiling and double glazed obscure window to the side.

Outside

Lawned garden to the front with pedestrian gated access to the side leading to enclosed garden laid to patio and lawn. Planted with a range of mature trees, plants and shrubs. Outbuilding. Cold water tap.

Broadband and Mobile phone

Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

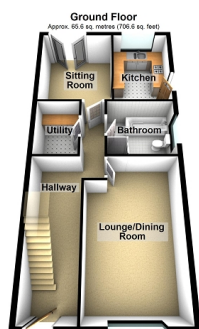
Mains electricity, mains water, mains gas, mains drainage

Tenure

Not Specified

Council Tax

A



Total area: approx. 117.9 sq. metres (1269.3 sq. feet)



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.