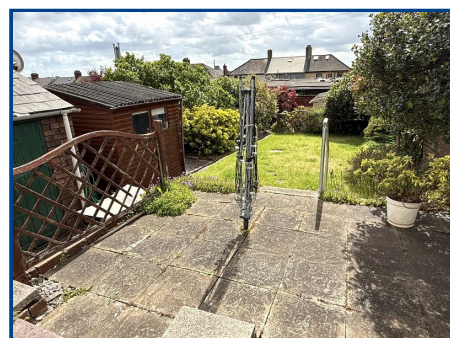
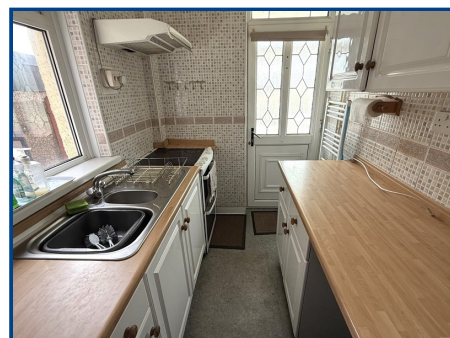


**Geifr Road
Margam
Port Talbot
Neath Port Talbot.**

Price £129,995



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDENS
- GARAGE
- NO CHAIN



General Description

Semi Detached property situated in the popular area of Margam, located within easy access of local amenities, shops and schools. Good transport and road links are offered to Port Talbot town centre and M4 motorway and a short drive will take you to Aberavon beach front. Council Band Tax B.

EPC Rating: D56

Geifr Road, Margam, Port Talbot, Neath Port Talbot.

Property Description

An opportunity to purchase this semi detached property which does require some updating with the accommodation comprising of entrance hallway, lounge, dining room, kitchen and rear porch to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from gas central heating, double glazing and enclosed garden and garage. NO CHAIN.

Entrance

Via double glazed door into:-

Hallway

Double glazed window to side, staircase to first floor, under stair storage cupboard, wall light, dado rail, two radiators.

Lounge (12' 0" Max x 10' 07" Max) or (3.66m Max x 3.23m Max)

Double glazed bay window to the front, feature fireplace, two recess alcoves, picture rail, coved ceiling, two radiators.

Dining Room (12' 04" Max x 12' 0" Max) or (3.76m Max x 3.66m Max)

Double glazed bay window to the rear, feature fireplace incorporating gas fire with back boiler, two recess alcoves, one incorporating storage cupboard and shelving, internal picture window, radiator.

Kitchen (8' 07" x 6' 0") or (2.62m x 1.83m)

Double glazed window to the side, fitted with a range of wall, drawer and base units with worktops over incorporating one and half bowl sink and drainer, space for cooker, fully tiled walls, vinyl flooring, heated towel rail, double glazed door to rear leading into:-

Rear Porch (6' 03" x 4' 08") or (1.91m x 1.42m)

Double glazed windows to side and rear, double glazed door to rear, fitted with base unit, plumbing for washing machine, tiled flooring.

First Floor Landing

Double glazed window to side, wall light, access to loft.

Bedroom 1 (11' 07" x 11' 04") or (3.53m x 3.45m)

Double glazed window to the front, two recess alcoves, fitted wardrobes with sliding doors incorporating hanging space and shelving, two wall lights, radiator.

Bedroom 2 (11' 07" x 11' 01") or (3.53m x 3.38m)

Double glazed window to the rear, fitted wardrobes across one wall with sliding doors incorporating hanging space and shelving, radiator.

Bedroom 3 (6' 08" x 6' 04") or (2.03m x 1.93m)

Double glazed window to the front, coved ceiling, radiator.

Bathroom

Double glazed window to the rear, fitted with double shower enclosure, wash hand basin set in vanity unit and low level WC, respatex panelling to wall, laminate flooring, heated towel rail.

EXTERNALLY

Front forecourt laid to gravel, pedestrian gated access to the side leading to enclosed rear garden laid mainly to lawn and patio, various storage sheds and garage (which does require some attention) pedestrian gate leading to rear lane.

Broadband and Mobile phone

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

Services

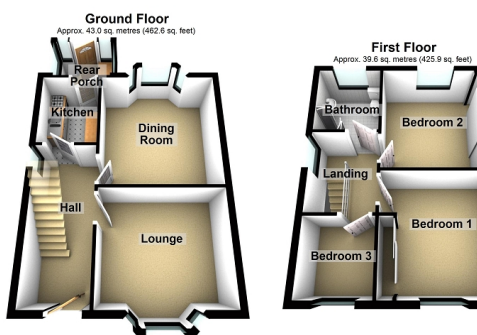
Mains electricity, mains water, mains gas, mains drainage

Tenure

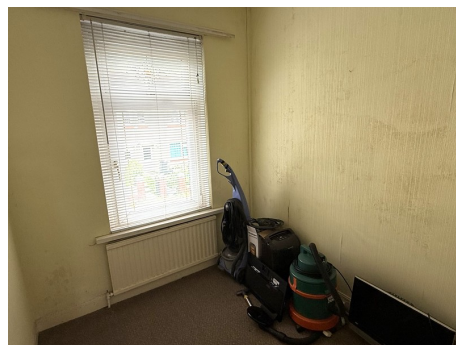
Freehold

Council Tax

B



Total area: approx. 82.6 sq. metres (888.6 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.