



Payton
Jewell
Caines
£175,000

Tollgate Road, Margam, Port Talbot, Neath
Port Talbot. SA13 2DD

£175,000

PJC PAYTON
JEWELL
CAINES

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This TRADITIONAL semi detached house is offered for sale with NO ONGOING CHAIN and is situated in Margam close to local shops, schools and a short 5 minute drive to Margam Country Park. Would make an ideal purchase for a first time buyers or family.

£175,000 - Freehold

- Three bedroom semi detach house.
- Two reception rooms.
- Downstairs w.c.
- Off road parking.
- NO ONGOING CHAIN.
- Council Tax C.



DESCRIPTION

Situated in the popular residential location of Margam, we are pleased to introduce this three bedroom semi-detached house benefiting from an enclosed garden to the rear, two reception rooms and a gas combination boiler. Located within walking distance of local schools, Tollgate park and shops. Pleasantly situated opposite a park, this property would make an ideal family home.

Accommodation briefly comprises to the ground floor entrance hallway, two reception rooms, kitchen and downstairs w.c. conservatory. The first floor benefits from three bedrooms, bathroom and separate w.c.

Externally there is an enclosed rear garden and off road parking to the front with a garage.

PORCH

PVCu glazed porch.

Ceramic floor tiles and wooden glazed front door leading into hallway.

HALLWAY

Wallpapered ceiling with coving, centre pendant light, emulsioned walls, original Terrazzo style floor and radiator. Stairs to first floor accommodation and doors leading off to ground floor accommodation.

DOWNSTAIRS W.C.

W/C situated under the stairs. Skimmed ceiling, respatex wall panelling, vinyl flooring and side facing PVCu window. Two piece white suite comprising corner wall mounted wash basin and w.c.

RECEPTION 1 (14' 0" x 10' 2") or (4.26m x 3.09m)

4.26m into alcoves. Wallpapered ceiling with coving, centre pendant light, wallpapered emulsioned walls, fitted carpet and radiator and front facing PVCu bay window. Feature marble hearth and wooden fire surround.

RECEPTION ROOM 2 (11' 11" x 11' 9") or (3.64m x 3.59m)

Stippled ceiling with coving and centre pendant light. Emulsioned skimmed walls, fitted carpet, radiator and PVCu sliding doors to conservatory. Feature brick chimney breast and fire place.

CONSERVATORY

PVCu construction conservatory with poly carbonate roof, floor to ceiling glazed units and laminate wood effect flooring. Opening leading through into kitchen.

KITCHEN (16' 1" x 7' 0") or (4.90m x 2.13m)

Emulsioned skimmed ceiling, two pendant lights, emulsioned walls, ceramic and wood effect laminate floor tiles and two PVCu windows to side and rear, with glazed PVCu door leading to rear garden. Room fitted with cream floor and wall units with wood effect laminate worktops. Stainless steel sink and drainer with hot and cold mixer tap. Built in stainless steel four ring gas hob with built in electric oven below and overhead extractor hood. Space for upright fridge freezer and two further appliances. Wall mounted combination boiler.

LANDING

Wallpapered ceiling with coving, centre pendant light, emulsioned walls, fitted carpet and side facing frosted PVCu window. Doors leading off.



BEDROOM 1 (13' 2" x 9' 11") or (4.02m x 3.03m)

4.02m into alcove. Wallpapered emulsioned ceiling with coving, pendant light, wallpapered emulsioned walls, wood effect laminate flooring, radiator and PVCu front facing bay overlooking the park. Two built in double wardrobes.

BEDROOM 2 (12' 6" x 9' 11") or (3.82m x 3.03m)

Wallpapered ceiling with coving and centre pendant light, wallpapered walls, fitted carpet, radiator and a rear facing PVCu window. Two built in wardrobes.

BEDROOM 3 (8' 2" x 7' 5") or (2.50m x 2.25m)

Wallpapered ceiling with loft access hatch, coving, centre pendant light, emulsioned walls, wood effect laminate flooring, radiator and front facing PVCu window overlooking the park.

BATHROOM (6' 11" x 5' 3") or (2.10m x 1.60m)

PVCu clad ceiling, loft access hatch, respatex floor to ceiling wall panels, wood effect laminate floor, radiator and side facing frosted PVCu window. Room is fitted with two piece suite comprising pedestal wash hand basin with brass hot and cold mixer tap and bath tub with wall mounted electric shower with bi-fold shower screen.

SEPARATE WC

PVCu clad ceiling, floor to ceiling respatex wall panels, wood effect laminate flooring and side facing frosted PVCu window. Room is fitted with a white low level w.c.

OUTSIDE

Low maintenance front garden, bounded on three sides by brick walls. Laid to gravel with concrete driveway leading to garage and front porch.


Rear garden bounded on three sides by brick walls, laid mainly to lawn with paved path leading to garage. Border planted with shrubs and trees. Steps leading up to house.

GARAGE

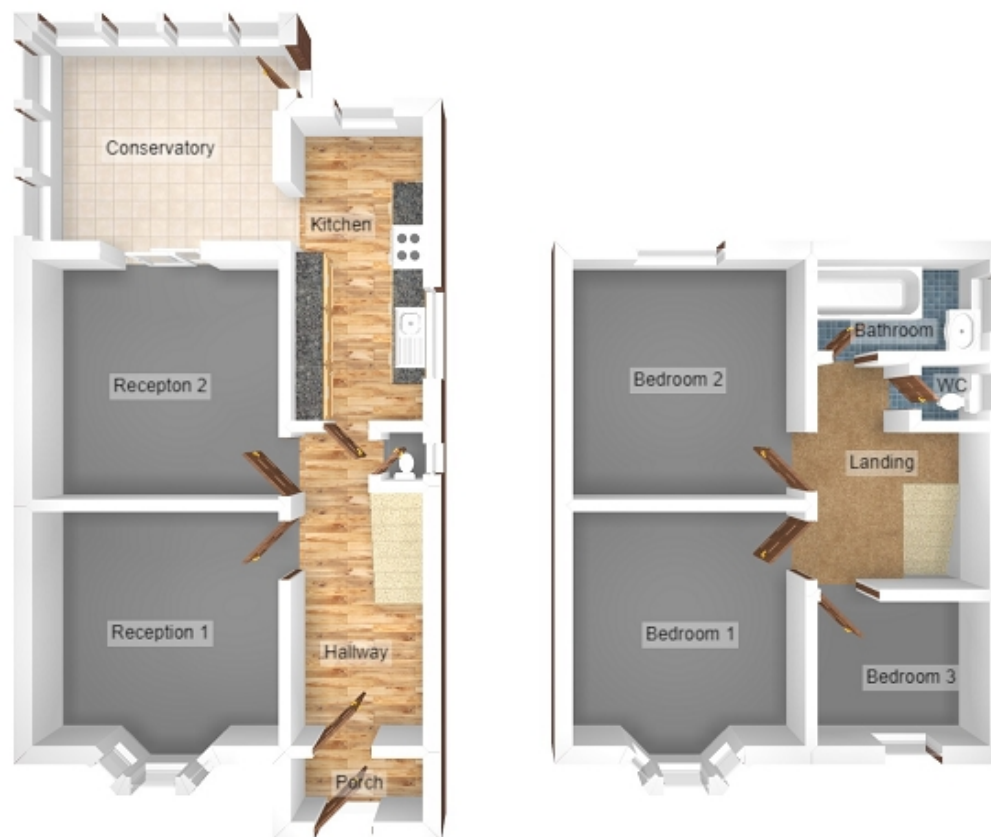
Traditional brick built garage with up and over door with wood glazed windows and pitched roof. Built in workshop bench.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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