

Payton
Jewell
Caines



Glan Y Mor Avenue, Port Talbot, Neath Port
Talbot. SA13 2LN

£149,950



Glan Y Mor Avenue, Port Talbot, Neath Port Talbot. SA13 2LN

We are pleased to offer to market this three bedroom semi detached property situated in Margam and located within close proximity to Margam Country Park, local schools, shops, amenities and transport links. Ideal purchase for a FIRST TIME BUYER or FAMILY. Early viewing is highly recommended and can be offered with NO ONGOING CHAIN.

£149,950 - Freehold

- Three bedroom semi detached property
- Two reception rooms
- Downstairs cloakroom
- Fitted kitchen
- NO ON GOING CHAIN
- Council Tax B/EPC D



DESCRIPTION

We are pleased to offer to market this three bedroom semi detached property situated in Margam and located within close proximity to Margam Country Park, local schools, shops, amenities and transport links. Property benefits from newly fitted carpets. Ideal purchase for a FIRST TIME BUYER or FAMILY. Early viewing is highly recommended and can be offered with NO ONGOING CHAIN.

Accommodation briefly consists of hallway, downstairs cloakroom, two reception rooms, kitchen, three bedrooms and family bathroom.

Externally there are enclosed front and rear gardens.

ENTRANCE

Accessed via PVCu double glazed front door into:

WELCOMING ENTRANCE HALL

Skimmed and coved ceiling. Papered walls with one emulsioned wall. Radiator. Newly fitted carpet. Open plan to the understairs area. Staircase to first floor accommodation. Door into:

CLOAK ROOM

Skimmed and coved ceiling. Emulsioned walls. Laminate flooring. Room is fitted with a white suite comprising low level w.c. hand basin set on vanity unit with chrome tap. PVCu frosted double glazed window to front of property.

RECEPTION 1 (10' 8" x 10' 4") or (3.24m x 3.15m)

Skimmed and coved ceiling. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed window to front of property.

L-SHAPED RECEPTION 2/KITCHEN (22' 2" max x 16' 4") or (6.76m max x 4.98m)

Skimmed and coved ceiling. Inset ceiling lights. Emulsioned walls. Radiator. Newly fitted carpet to reception area. PVCu double glazed window to rear of property. Breakfast bar with cupboards below separating the kitchen.

Kitchen area: Vinyl flooring. Wall and base units in white high gloss with complementary worktops. Tiles to splashback areas. Wall mounted gas boiler. Plumbing in place for washing machine and dishwasher. Single drainer sink unit with mixer tap. Electric oven, hob and extractor hood. Ample space for other kitchen appliances. PVCu fully glazed door to rear and two windows to side.

LANDING

Skimmed ceiling. Papered walls. Fitted carpet. PVCu double glazed window to front elevation.

FAMILY BATHROOM (10' 10" x 5' 0") or (3.31m x 1.52m)

Skimmed ceiling. Emulsioned walls. Radiator. Vinyl floor covering. Room is fitted with a three piece suite in white comprising low level w.c. pedestal wash hand basin, panelled bath with overhead shower, fully tiled walls, shower rail and curtain. PVCu frosted double glazed window to front of property.



BEDROOM 1 (13' 11" x 10' 10") or (4.23m x 3.29m)

Skimmed ceiling. Papered walls. Radiator. Newly fitted carpet. PVCu double glazed window to rear elevation.

BEDROOM 2 (10' 10" x 10' 9") or (3.31m x 3.27m)

Skimmed and coved ceiling. Papered walls. Radiator. Fitted carpet. PVCu double glazed window to front elevation.

BEDROOM 3 (10' 5" x 8' 0") or (3.18m x 2.45m)

Skimmed ceiling. Loft access hatch. Papered walls. Radiator. Newly fitted carpet. PVCu double glazed window to rear elevation.

OUTSIDE

The front forecourt is enclosed and bounded by wall. Pedestrian gate with footpath to front door.


Side garden has an abundance of shrubs. Laid to lawn. Footpath leading to gate allowing access to front garden.

To the rear there is a courtyard garden that is enclosed and bounded by wall leading round to the side garden.

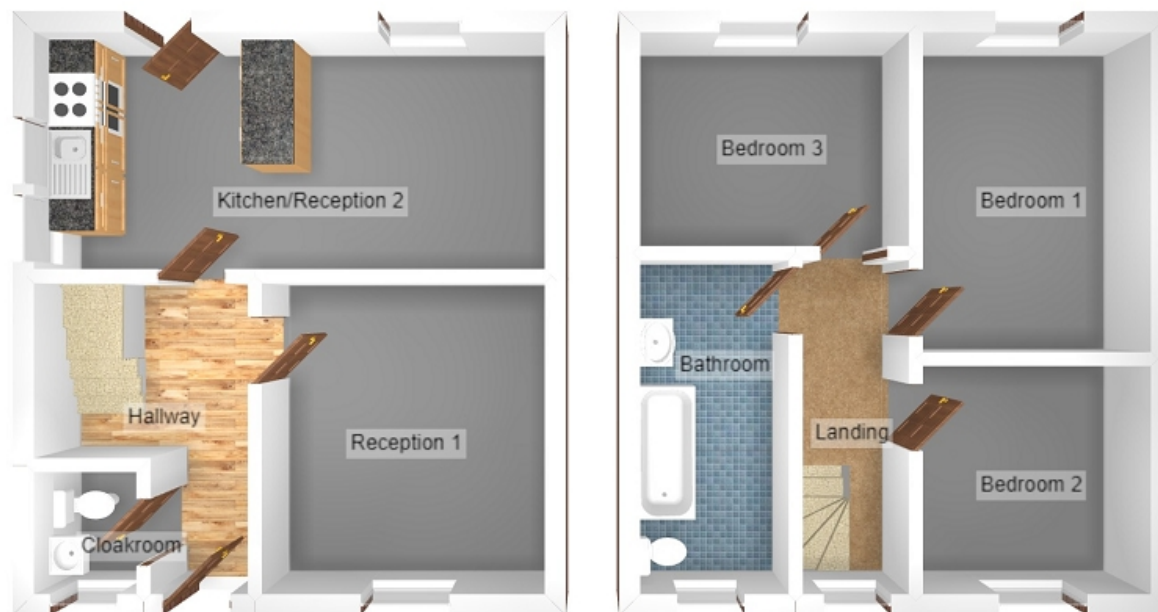


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(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.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk