

Payton
Jewell
Caines



Groeswen Park, Port Talbot, Neath Port
Talbot. SA13 2LJ

£189,950

PJC PAYTON
JEWELL
CAINES

Groeswen Park, Port Talbot, Neath Port Talbot. SA13 2LJ

Viewing is highly recommended on this MODERN THREE BEDROOM SEMI DETACHED TOWNHOUSE, which is situated in the POPULAR RESIDENTIAL AREA of MARGAM. Close to LOCAL SHOPS, AMENITIES and SCHOOLS, this property benefits from LARGE BEDROOMS and a GARAGE and would make an IDEAL FAMILY HOME.

£189,950

- Three bedroom semi detached townhouse
- Open plan kitchen/lounge
- Downstairs W.C.
- Garage
- No ongoing chain
- Council tax band D/EPC C



DESCRIPTION

Located within the popular residential area of Margam, this well presented semi detached townhouse benefits from three good sized bedrooms, one with an ensuite, a garage and off road parking. This property would make an ideal family home.

Accommodation briefly comprises to the ground floor entrance hallway, downstairs w.c., open plan kitchen/ lounge. To the first floor there are two bedrooms and family bathroom. To the second floor there is a bedroom with an en-suite.

Externally to the front there is a tarmac driveway with off road parking for two vehicles and a garage to the side. To the rear, there is a split level garden.

ENTRANCE HALL

Enter via composite front door with frosted glass panels. Centre ceiling light. Radiator. Staircase to first floor landing with fitted carpet. Vinyl flooring. Doorways leading off.

DOWNSTAIRS W.C.

Centre ceiling light. Extractor fan. Fuse box. Two piece suite comprising low level W.C. and pedestal wash hand basin. Tiling to splash-back areas. Radiator. Vinyl flooring.

OPEN PLAN KITCHEN / LOUNGE (82' 5" x 50' 2") or (25.13m x 15.30m)

Kitchen narrows to 7.00-9.00

Centre ceiling light. Two double glazed PVCu windows overlooking the front. Radiator. Tiling to splash-back areas. Kitchen comprises a range of wall and base units with complimentary work surfaces. One and a half sink and drainer with mixer tap. Space and plumbing for automatic washing machine and other appliances. Integrated four gas burner hob with stainless steel splash-back. Extractor hood. Integrated double electric oven. Cupboard housing gas combination boiler. Vinyl flooring.

To the lounge area:

Two ceiling lights. Double glazed PVCu window overlooking the side. Double glazed PVCu patio doors giving access to the rear. Two radiators. Access to under stair storage. Laminate flooring.

FIRST FLOOR LANDING

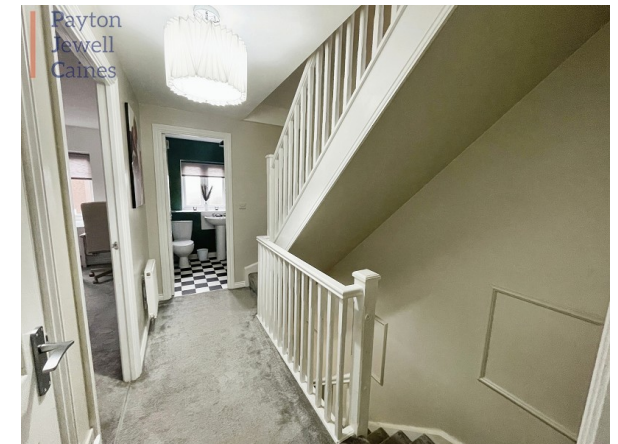
Centre ceiling light. Built-in storage cupboard. Radiator. Staircase leading to second floor landing. Fitted carpet. Doorways leading off to bedrooms two, three and family bathroom.

BEDROOM 2 (48' 7" x 42' 0") or (14.80m x 12.80m)

L shaped room. Centre ceiling light. Two double glazed PVCu windows overlooking the rear. Double radiator. Fitted carpet.

BEDROOM 3 (46' 7" x 25' 11") or (14.20m x 7.90m)

Centre ceiling light. Two double glazed PVCu windows, one overlooking the side and one overlooking the front. Radiator. Fitted carpet.



FAMILY BATHROOM (22' 8" x 18' 8") or (6.90m x 5.70m)

Centre ceiling light. Extractor fan. Shaving point. Double glazed frosted panel PVCu window overlooking the front. Radiator. Tiling to splash-back areas. Three piece suite comprising panelled bath, low level W.C. and pedestal wash hand basin. Vinyl flooring.

SECOND FLOOR LANDING

Centre ceiling light. Velux window overlooking the rear. Fitted carpet. Doorway leading through to bedroom one.

BEDROOM 1 (63' 8" x 48' 7") or (19.40m x 14.80m)

L shaped room. Centre ceiling light. Access to loft. Double glazed PVCu window overlooking the front. Two radiators. Fitted carpet. Doorway leading to en-suite.

EN SUITE (22' 8" x 19' 8") or (6.90m x 6.00m)

Centre ceiling light. Extractor fan. Velux window overlooking the rear. Tiling to splashback areas. Shaving point. Three piece suite comprising low level W.C., pedestal wash hand basin and walk in shower with sliding glass door. Vinyl flooring.

OUTSIDE

To the front, the garden is open plan and laid to tarmac.

Garage with up and over door. Parking for two cars.

To the rear, the lower level garden is laid to chippings and pathway. Steps up to larger garden which is mainly laid to lawn and enclosed by wall and fencing.


NOTES

we have advised the property is freehold, however, the title deeds have not been inspected.

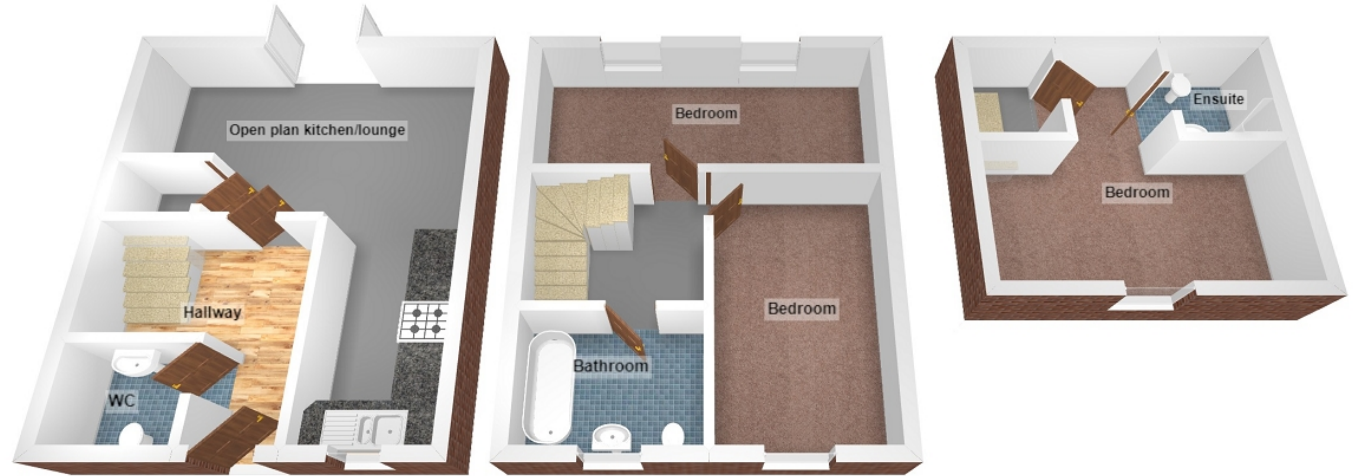


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	78	
(55-68) D		
(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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