



Cwrt Y Carw, Margam, Port Talbot, Neath
Port Talbot. SA13 2TS

£235,000

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Situated within the SOUGHT AFTER location of Margam Village this semi detached property is available for sale the property offers GOOD SIZE accommodation throughout. The M4 corridor is within easy access and the development has the benefit of a Primary School and Convenience Store.

£235,000

- Three bedroom semi detached
- Downstairs cloakroom/w.c.
- Kitchen/diner with french doors
- Easy maintainable rear garden
- Off road parking with garage
- Council tax D /EPC D



DESCRIPTION

Situated within the SOUGHT AFTER location of Margam Village this semi detached property is available for sale the property offers GOOD SIZE accommodation throughout. The M4 corridor is within easy access and the development has the benefit of a Primary School and Convenience Store.

Accommodation briefly comprises hallway, cloakroom, lounge, kitchen/diner, family bathroom and three bedrooms.

Externally there are front and rear gardens with off road parking and single garage.

ENTRANCE

Accessed via Via frosted glass PVCu door leading into:

HALLWAY

Textured ceiling. Emulsioned walls. Coving. Staircase leading to the first floor. Radiator. Wooden flooring. Door into:

CLOAKROOM/W.C (5' 3" x 2' 10") or (1.60m x 0.86m)

Textured ceiling. Part emulsioned part tiled walls. Frosted glass PVCu double glazed window overlooking the front. White two piece suite comprising low level w.c. and wall mounted wash hand basin. Radiator. Wooden flooring.

LOUNGE (15' 3" x 14' 10") or (4.64m x 4.51m)

Narrowing to 3.62M. Textured ceiling. Emulsioned walls with one wall feature wallpaper. Coving. Ceiling rose. PVCu double glazed window overlooking the front. Feature electric fire set upon a black hearth with surround and wooden mantle. Understairs storage area. Radiator. Wooden flooring. Door into:

KITCHEN/DINER (13' 1" x 10' 2") or (3.98m x 3.09m)

Textured ceiling. Emulsioned walls. Coving. PVCu double glazed window overlooking the rear. PVCu double glazed french doors leading out on to the rear garden. Fitted kitchen having a range of wall and base units with complimentary roll edge work surfaces and ceramic tiling to splashback. Inset sink and drainer with mixer tap. Space for fridge/freezer. Plumbing for automatic washing machine. Built-in electric oven and hob with overhead extractor. Wall mounted combination boiler. Radiator. Tiled effect vinyl flooring.

LANDING

Textured ceiling. Emulsioned walls. Access to loft. Frosted glass PVCu double glazed window overlooking the side. Overstairs storage cupboard. Fitted carpet. Doors leading off.

BEDROOM 1 (12' 5" x 8' 2") or (3.78m x 2.48m)

Textured ceiling. Emulsioned walls. Coving. PVCu double glazed window overlooking the rear. Built-in wardrobe. Radiator. Fitted carpet.

BEDROOM 2 (10' 11" x 8' 6") or (3.34m x 2.58m)

Textured ceiling. Emulsioned walls. Coving. PVCu double glazed window overlooking the front. Built-in wardrobe. Radiator. Fitted carpet.



BEDROOM 3 (9' 1" x 6' 6") or (2.77m x 1.99m)

Textured ceiling. Emulsioned walls. Coving. PVCu double glazed window overlooking the rear. Radiator. Fitted carpet.

FAMILY BATHROOM (6' 2" x 5' 6") or (1.87m x 1.68m)

Textured ceiling. Part emulsioned and part ceramic tiled walls. Frosted glass PVCu double glazed tilt and turn window overlooking the front. Extractor. White three piece suite comprising low level w.c., pedestal and panelled bath with overhead mains-fed shower and shower curtain. Tile effect vinyl flooring.

OUTSIDE

To the rear there is an enclosed low maintenance garden which is partly laid to block paving and patio with decorate gravel to the border.

Access at the side leads to an open plan frontage which is laid to block paving with off road parking for one car. There is a separate detached garage with up and over door.


NOTE

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds



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 | 67 | |
| (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

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