

FOR  
SALE



**68 Abbots Close, Margam, Port Talbot, West Glamorgan SA13 2ND**

**£180,000 - Freehold**

Payton  
Jewell  
Caines

53, Station Road, Port Talbot, SA13 1NW 01639 891268 [porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

## PROPERTY SUMMARY

Abbots Close is situated within the popular residential location of Margam with local schools, shops and the M4 just minutes away. This traditional semi detached house benefits from two reception rooms, conservatory, ground floor shower room and first floor bathroom and enclosed garden to the rear. Early viewing is recommended on this spacious family home. Sold with no ongoing chain.

## POINTS OF INTEREST

- Three bedroom semi detached house
- Kitchen with utility
- Enclosed rear garden / Council tax - B
- Two reception rooms plus conservatory
- Downstairs shower room and first floor bathroom
- No ongoing chain



## ROOM DESCRIPTIONS

### Entrance

Via oak effect PVCu double glazed door with two double glazed side panels into the front porch.

### Entrance Porch

Emulsioned ceiling with flush light fitting, emulsioned walls, fitted carpet, PVCu double glazed window to the side of the property and door leading to the entrance hall.

### Entrance Hall

Papered and coved ceiling with pendant light, papered walls with dado rail, radiator, PVCu double glazed window overlooking the front of the property with fitted roller blind and stairs leading to the first floor with under stairs storage cupboard. Door leading into reception one.

### Reception Room 1

5.53m Max x 4.58m Max (18' 2" Max x 15' 0" Max) Papered and coved ceiling with two pendant lights, papered walls, two radiators, fitted carpet, front and rear facing oak effect PVCu double glazed windows with roller blind and curtain pole to one window. Marble hearth with wooden fire surround housing an inset gas fire.

### Reception Room 2

3.00m x 2.92m (9' 10" x 9' 7") Papered and coved ceiling with pendant light, papered walls with picture rail, fitted carpet, radiator and PVCu oak effect double glazed window with fitted roller blind and curtain pole to the rear of the property.

### Kitchen

6.20m x 2.15m (20' 4" x 7' 1") Papered and coved ceiling with two fluorescent strip lights, emulsioned walls with ceramic tiles to the splash back areas, radiator, ceramic tiled flooring and PVCu oak effect double glazed windows to the front and side of the property with fitted roller blinds. A range of melamine wall and base units with laminate work surfaces housing a stainless steel sink/drainer with chrome hot and cold mixer tap. Under counter space and plumbing for washing machine, stainless steel freestanding four ring gas cooker with overhead extractor hood and wall mounted gas fired combination boiler. Opening into the conservatory and utility room.

### Conservatory

3.44m x 2.91m (11' 3" x 9' 7") Polycarbonate sloped ceiling, emulsioned walls with two wall mounted lights, ceramic tiled flooring, radiator, PVCu oak effect double glazed windows which wrap around two sides with PVCu French doors.

### Utility Room

2.50m x 2.0m (8' 2" x 6' 7") Emulsioned ceiling with loft access and spot light fitting, emulsioned walls and ceramic tiled flooring. Frosted PVCu double glazed window to the side with fitted roller blind and part frosted PVCu double glazed door leading out to the side of the property. Laminate work surface with under counter space for two appliances, wall mounted heated chrome towel rail and door leading to the downstairs shower room.

### Downstairs

#### Shower Room

2.49m x 1.79m (8' 2" x 5' 10") Emulsioned ceiling with inset spot lights, floor to ceiling ceramic wall tiles, ceramic tiled flooring, frosted PVCu double glazed window to the side of the property with fitted roller blind and chrome heated towel rail. Three piece suite comprising w.c. pedestal wash hand basin with chrome hot and cold mixer tap and corner white shower tray with wall mounted chrome mains fed shower and sliding screen doors. Landing Papered and coved ceiling with pendant light, papered walls, PVCu double glazed window to the front with a fitted roller blind, fitted carpet and doors leading off.

#### Bedroom 1

4.03m x 3.09m (13' 3" x 10' 2") Papered and coved ceiling with pendant light, emulsioned walls, radiator, fitted carpet, PVCu double glazed window to the rear of the property with fitted roller blind and curtain rail. A range of wood effect melamine bedroom furniture comprising five door corner wardrobe, bedside drawer storage, head board and dresser.

#### Bedroom 2

3.53m x 3.27m (11' 7" x 10' 9") Papered and coved ceiling with pendant light, emulsioned walls, fitted carpet, PVCu double glazed window to the rear of the property and radiator.

#### Bedroom 3

2.94m x 2.16m (9' 8" x 7' 1") Papered and coved ceiling with loft access hatch and pendant light, emulsioned walls, fitted carpet, radiator, PVCu double glazed window to the front of the property with roller blind and net curtain. Built in storage cupboard with shelving.

#### Family bathroom

2.14m x 1.82m (7' 0" x 6' 0") Papered ceiling with flush light fitting, emulsioned walls, ceramic tiles to the shower and bath area, grey wood effect vinyl flooring and PVCu frosted double glazed window with fitted roller blind to the side of the property. Three piece suite in white comprising pedestal wash hand basin with chrome hot and cold taps, w.c. and bath with chrome hot and cold taps and wall mounted chrome mains fed shower with shower rail. White wall mounted towel rail.

#### Outside

The front of the property is bound by block wall and wood fencing to the side, laid to lawn either side with borders planted with mature shrubs. Metal gate with concrete path to the front door which leads around to the side of the property. The rear garden is bound by brick wall and wooden fencing, stone sun terrace to the rear with concrete path leading to a metal rear gate. The remainder of the garden is laid to lawn with borders planted with mature shrubs and tress. Wooden storage shed to remain.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	73
(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			