

FOR
SALE



PROPERTY SUMMARY

Situated within the SOUGHT AFTER location of Margam Village this 2 bedroom property is available for sale with NO ONGOING CHAIN and 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.

Margam Village is a modern development of residential properties which is situated on the outskirts of Port Talbot. The M4 corridor is close by offering easy access to both major cities of Cardiff and Swansea and Margam Country Park is just minutes away. Accommodation briefly comprises to the ground floor, entrance hall, kitchen, lounge/diner. To the first floor there are two double bedrooms having built-in storage and family bathroom. Externally to the rear there is an enclosed low maintenance garden.

POINTS OF INTEREST

- Two bedroom mid terrace house
- EPC - C
- Conservatory
- Lounge
- Kitchen
- Enclosed rear garden



ROOM DESCRIPTIONS

Entrance

Via part PVCu double glazed door leading into the hallway finished with textured and coved ceiling, emulsioned walls, radiator and fitted carpet. Doors leading off.

Kitchen

2.37m x 2.38m (7' 9" x 7' 10") Textured ceiling, emulsioned walls, PVCu double glazed window overlooking the front of the property, tiling to splash back areas and vinyl flooring. A range of wall and base units with complementary work surfaces. Built in four ring gas hob with overhead extractor hood and built in oven below. Under counter space for washing machine. Inset composite sink and drainer with chrome hot and cold taps. Wall mounted gas fired boiler. Space for upright fridge/freezer.

Lounge

3.61m x 5.08m (11' 10" x 16' 8") Textured and coved ceiling, emulsioned walls, two radiators, PVCu double glazed French doors leading into the conservatory and fitted carpet. Stairs leading to first floor. Focal point to the room is the marble tiled hearth and surround with wooden mantel and onset electric fire.

Conservatory

2.52m x 2.76m (8' 3" x 9' 1") Polycarbonate lantern roof, PVCu double glazed units set on emulsioned dwarf wall, PVCu double glazed door leading out to the rear garden and tiled flooring.

First floor landing

Via stairs with wooden balustrade and fitted carpet. Textured ceiling, access to loft, emulsioned walls and fitted carpet. Door into airing cupboard. All doors leading off.

Family Shower Room

1.45m x 2.11m (4' 9" x 6' 11") Textured ceiling, extractor fan, tiled walls, PVCu frosted double glazed window overlooking the front of the property, wall mounted chrome towel rail heater and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle with wall mounted mains fed chrome shower and shower door.

Bedroom 1

3.02m x 3.52m (9' 11" x 11' 7") Measurements to the fitted wardrobes. Textured ceiling, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator and fitted carpet. Doors to fitted wardrobes.

Bedroom 2

2.07m x 3.29m (6' 9" x 10' 10") Textured ceiling, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator and fitted carpet. Door to single fitted wardrobe.

Garage

Accessed via traditional up and over door. Parking space to the front of the garage.

Outside

The low maintenance rear garden is bounded by wooden fence laid to block paving. Rear gate giving access to the rear lane.

The front is bounded on one side by wall with the remainder laid to lawn with footpath leading to the front door with overhead door canopy.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C	72	
(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