Payton Jewell Caines



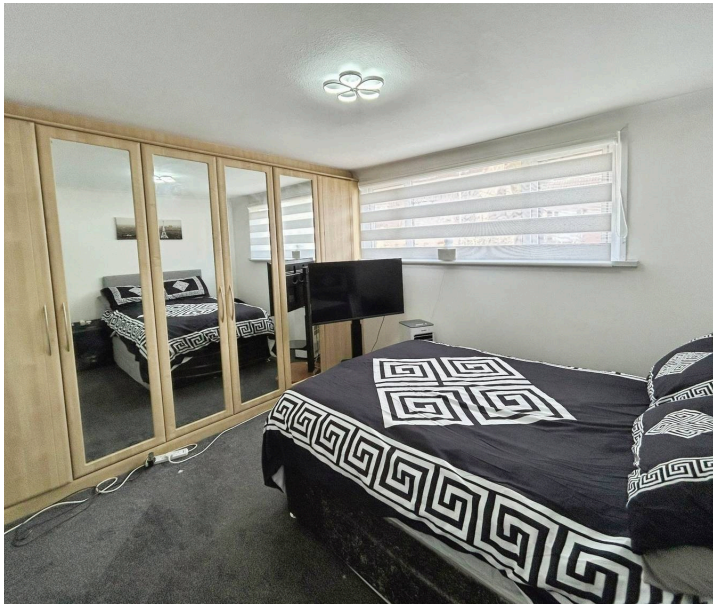
43 Morlais Road, Port Talbot - SA13 2AS

Port Talbot

£199,950







43 Morlais Road

Port Talbot

This beautifully presented three bedroom semi detached house is situated in the highly sought after area of Margam, set on a quiet street that offers both peace and convenience. The property occupies a generous corner plot, Having been fully renovated throughout, the home is ready to move into and is offered with no ongoing chain, making it an ideal choice for families, professionals or anyone seeking a smooth and swift purchase. The welcoming entrance hallway leads to a bright and spacious lounge, which is perfect for relaxing or entertaining guests. The modern kitchen has been thoughtfully designed with contemporary units and integrated appliances, providing ample storage and preparation space for all your culinary needs. Adjacent to the kitchen, a separate dining area offers a comfortable setting for family meals and gatherings. Upstairs, there are three well proportioned bedrooms, each benefiting from plenty of natural light and neutral décor, ensuring a calm and restful atmosphere.

- Three bedroom semi detached house
- Off road parking
- Generous corner plot
- Sought after area of Margam in a quiet street
- Close to local amenities and Schools
- Fully renovated throughout
- EPC - D


WELCOME


Hello


Hello

Entrance
8' 2" x 5' 7" (2.50m x 1.70m)
Via composite front door with opaque PVCu windows into the entrance hall with radiator and laminate flooring. Generous sized coat storage with hanging rail (0.7m x 0.60m).

Reception room 1
14' 9" x 12' 10" (4.50m x 3.90m)
PVCu window, feature fireplace, radiator and laminate flooring.

Reception room 2
11' 2" x 10' 6" (3.40m x 3.20m)
PVCu window, radiator and laminate flooring.

Kitchen

11' 2" x 9' 10" (3.40m x 3.00m)

PVCu window, PVCu opaque door, radiator and laminate flooring. A range of wall and base units with complementary work surfaces. Space for washing machine and space for tumble dryer. Integrated cooker and hob with overhead extractor fan. Space for American style fridge/freezer. Generous sized under stairs storage (1.2m x 1.4m).

First floor landing
6' 3" x 2' 7" (1.90m x 0.80m)
Via stairs. Fitted carpet. Opaque PVCu window.

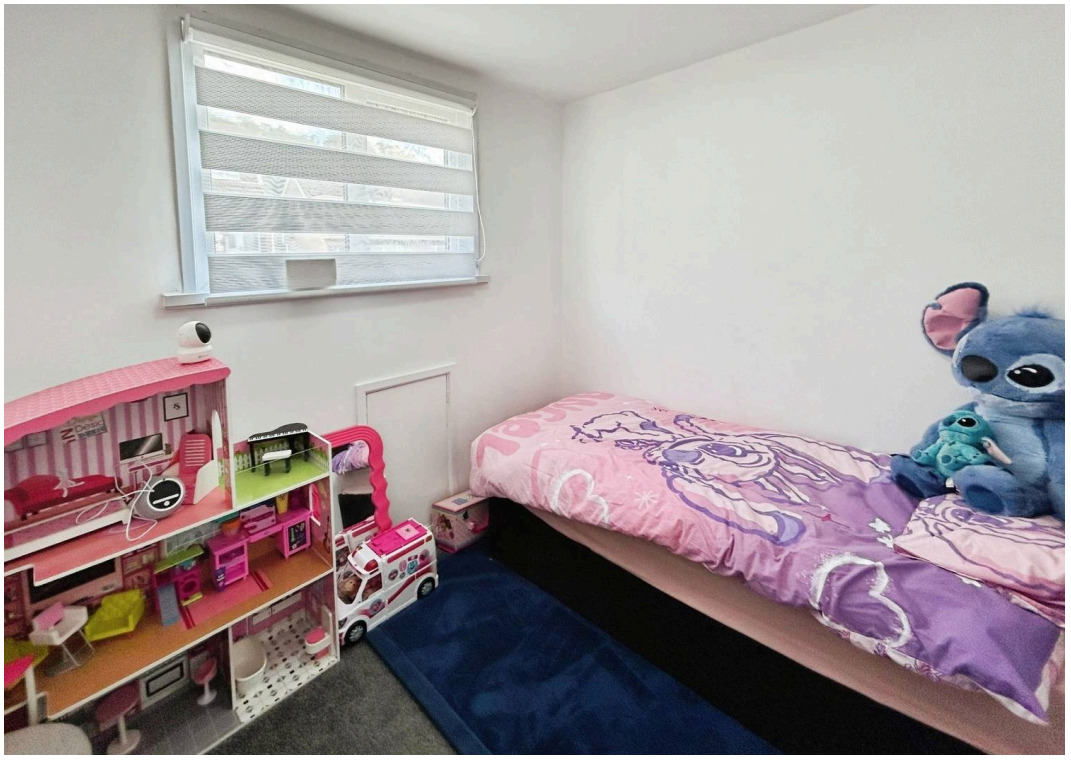
Bathroom
8' 6" x 5' 3" (2.60m x 1.60m)
Large towel radiator, opaque PVCu window, tiling to splash back areas and laminate flooring. Three piece suite comprising WC, wash hand basin and bath with overhead rainfall shower. Airing cupboard housing boiler, shelving and radiator (0.8m x 1.70m)..

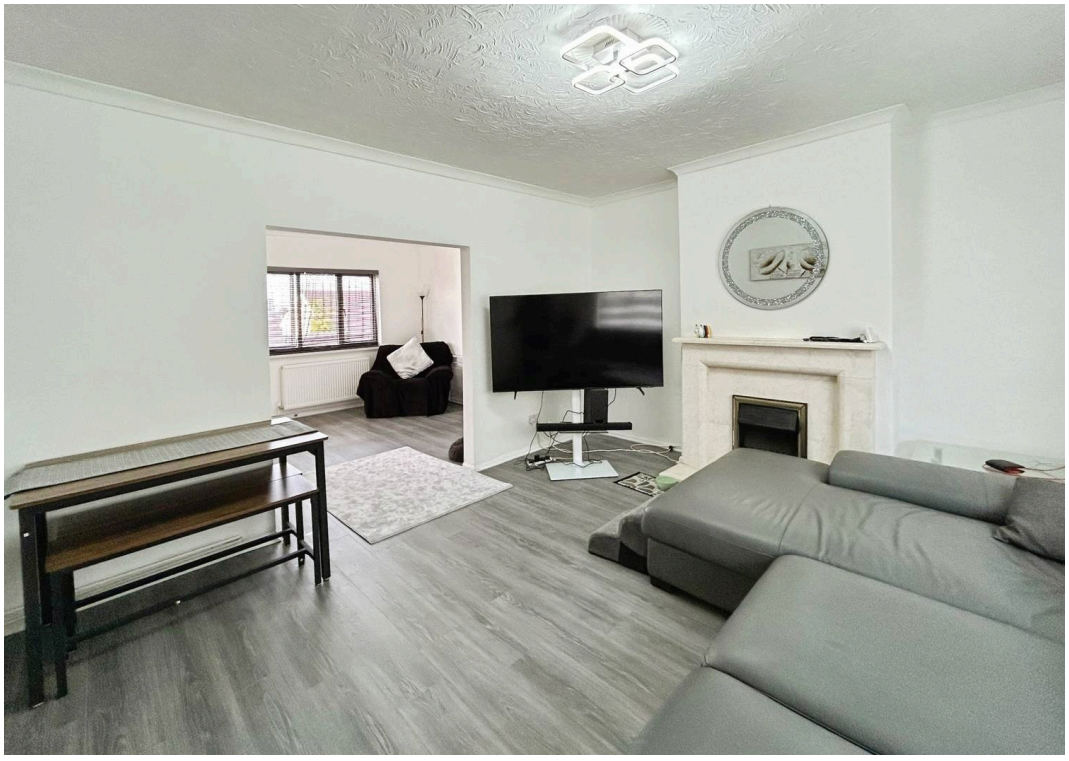
Bedroom 1
10' 6" x 9' 10" (3.20m x 3.00m)
PVCu windows, radiator and fitted carpet. Built in wardrobes.

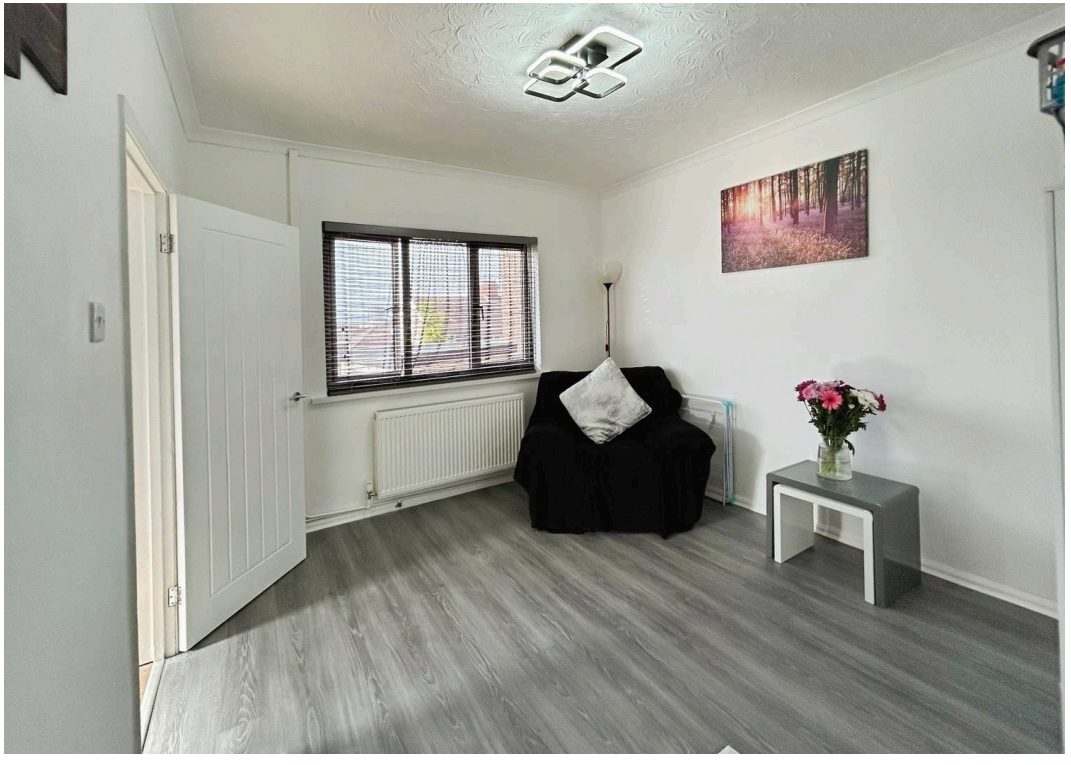
Bedroom 2
9' 6" x 8' 10" (2.90m x 2.70m)
PVCu window, radiator and fitted carpet. Built in wardrobes.

Bedroom 3
8' 6" x 7' 3" (2.60m x 2.20m)
PVCu window, radiator and fitted carpet.

Outside
A stone path leading to the front door, front and side gardens with a generous plot. Rear driveway for 2 cars.



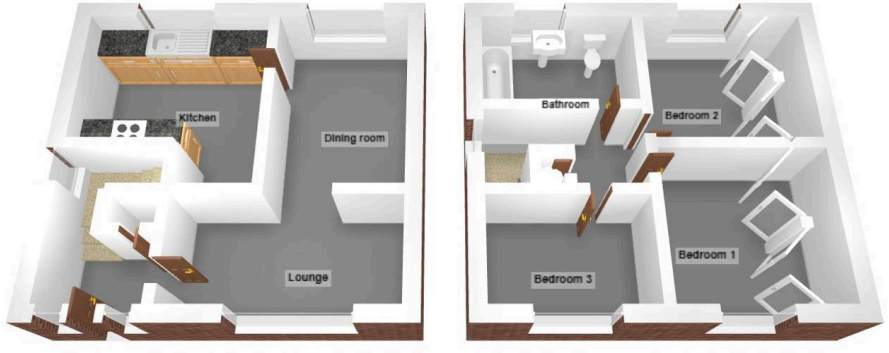


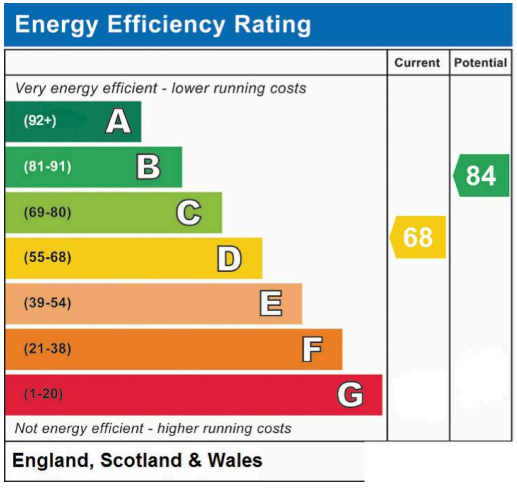


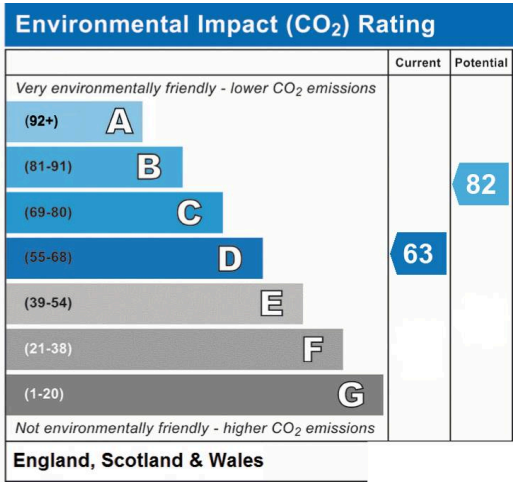



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Kitchen
Dining room
Lounge
Bathroom
Bedroom 2
Bedroom 1
Bedroom 3


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
68
84
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
63
82
England, Scotland & Wales

Payton Jewell Caines



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