



33 Pant Celydd, Margam – SA13 2DJ
Port Talbot

£110,000

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Margam, Port Talbot

This mid-terraced two bedroom house is perfect if you're looking to move straight in, as it's offered with no chain. Step inside and you'll find a welcoming living area that's great for relaxing after a long day, and a kitchen that's ready for your culinary adventures. Upstairs, there are two comfortable bedrooms, both with plenty of natural light, and a first floor bathroom. The layout is practical, making it easy to settle in and add your own touches. There's communal parking to the front, so you won't have to worry about finding a space after work. The property is ideal for first-time buyers, small families or anyone looking to downsize. It's located in a friendly neighbourhood, close to local shops, schools and transport links, making daily life that bit easier. Whether you're starting out or looking for a home to make your own, this house ticks a lot of boxes. Book a viewing and see for yourself how this property could be the right fit for you. No onward chain means you could be moving sooner than you think.

- Mid terraced two bedroom house
- No chain
- First floor bathroom
- Enclosed rear garden
- Communal parking to the front





Entrance

Via wooden timber door with opaque window into the entrance porch.

Entrance porch

3' 3" x 4' 3" (1.00m x 1.30m)

Laminate flooring and radiator.

Lounge

15' 5" x 13' 1" (4.70m x 4.00m)

Laminate flooring, PVCu French doors to the rear and radiator.

Kitchen

9' 2" x 7' 7" (2.80m x 2.30m)

Vinyl flooring, timber framed window and radiator. A range of wall and base units with tiled splash backs, space for freestanding appliances and integrated hob and oven.

Landing

5' 11" x 2' 11" (1.80m x 0.90m)

Fitted carpet, loft access and airing cupboard.



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Bathroom

6' 7" x 5' 11" (2.00m x 1.80m)

Vinyl flooring and opaque timber framed window. Three piece suite comprising wash hand basin, WC and bath with overhead shower.

Bedroom 1

10' 2" x 12' 2" (3.10m x 3.70m)

Laminate flooring, radiator and timber framed window.

Bedroom 2

6' 11" x 10' 6" (2.10m x 3.20m)

Laminate flooring, radiator and timber framed window.

Outside

Off street parking to the front via a communal carpark. Enclosed front garden laid to lawn. Enclosed low maintenance rear garden laid to concrete and patio with rear access via gate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		87
(69-80) C	71	
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(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		



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