



81 Margam Street, Cymmer, SA13 3EE
£800 Per Calendar Month

Ferriers Estate Agents are pleased to offer to let, this three bedroom, terraced property situated in Cymmer, Port Talbot. Close to local schools, shops and bus routes. This property has recently been refurbished and benefits from three bedrooms, reception/dining room, uPVC double glazing and gas central heating via a combination boiler.

EPC - E Council Tax Band - A

Ground Floor

Porch 3'3" x 6'6" (1.0 x 2.0)

Entry via a composite door, skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator and opening to:-

Lounge / Diner 11'9" x 20'8" (3.6 x 6.3)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, two radiators, carpeted stairs to the first floor, uPVC double glazed window to the front, uPVC double glazed French doors to the rear, under stairs storage and opening to:-

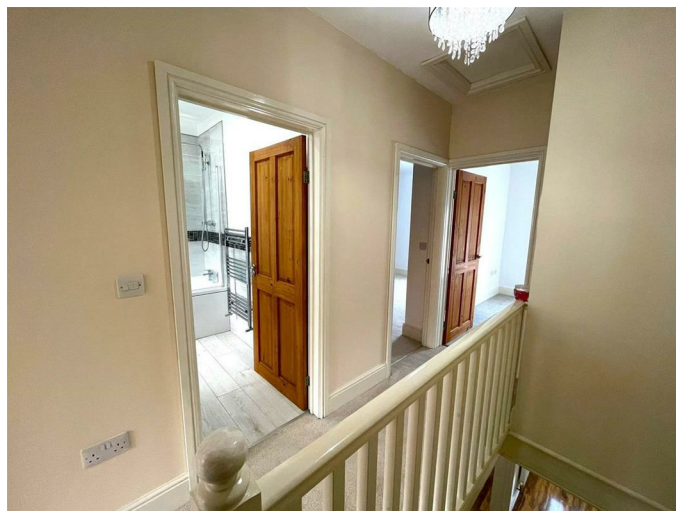
Kitchen 8'10" x 9'2" (2.7 x 2.8)



Skimmed ceiling with spot lights, skimmed walls with tiled splash back, wood effect laminate flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink drainer with mixer tap, integrated appliances, 4 ring gas hob, oven and extractor fan, space and plumbing for washing machine, gas combination boiler, two uPVC double glazed windows to the side and uPVC double glazed door to the side.

First Floor

Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet, storage cupboard and four doors off:-

Bedroom One 7'10" x 12'5" (2.4 x 3.8)



Skimmed ceiling, skimmed walls, fitted carpet, radiator and uPVC double glazed window to the front and fitted wardrobes.

Bedroom Two 8'10" x 7'10" (2.7 x 2.4)



Skimmed ceiling, skimmed walls, fitted carpet,

radiator and two uPVC double glazed window to the rear.

Bedroom Three 6'6" x 9'6" (2.0 x 2.9)



Skimmed ceiling, skimmed walls, fitted carpet, radiator and uPVC double glazed window to the front.

Bathroom 8'6" x 5'6" (2.6 x 1.7)



Skimmed ceiling with spot lights, skimmed and tiled walls, wood effect laminate flooring, chrome heated towel rail, three piece suite comprising a P shaped bath with shower over and privacy screen, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscure glass to the rear.

Outside

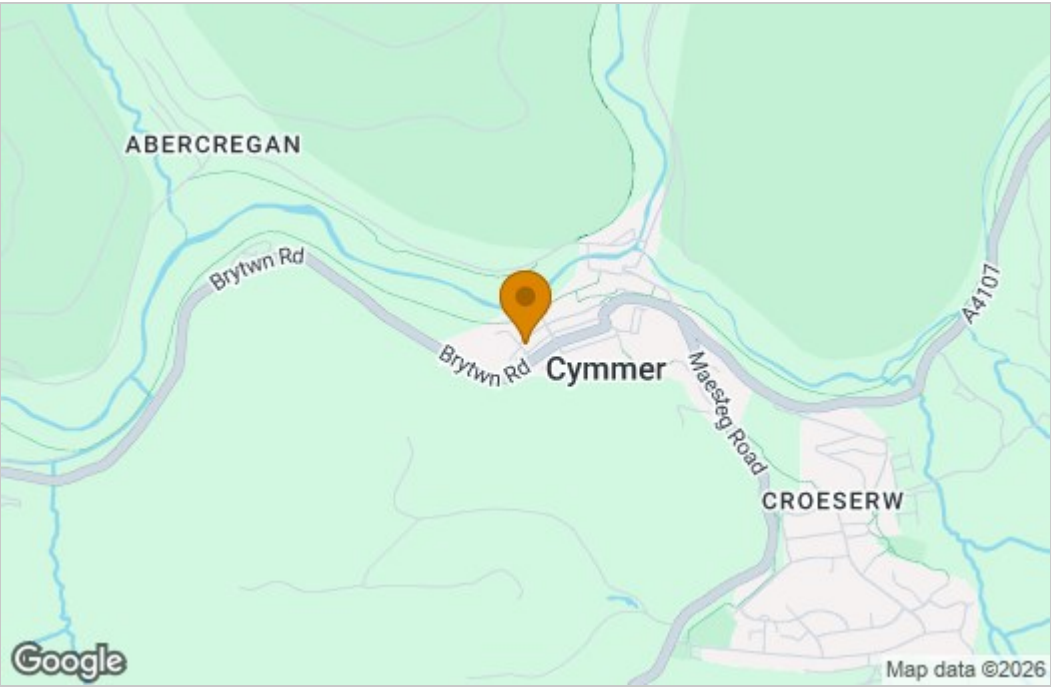
Rear Garden



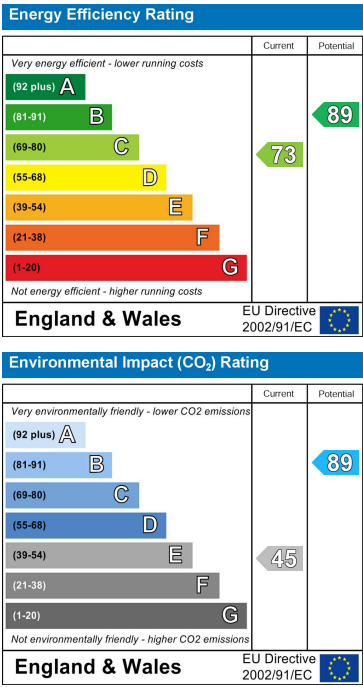
Area laid to concrete, steps leading up to a further area laid to lawn and further area laid with concrete with garage which is NOT included.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.