



Min Y Coed, Margam, Margam Village, Port Talbot, Neath Port Talbot. SA13 2TE

£350,000



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Village, Port Talbot, Neath Port Talbot.
SA13 2TE

An immaculately presented executive style home, finished to an incredibly high standard that must be viewed to be appreciated. Four bedroom DETACHED HOUSE, situated on the most DESIRABLE RESIDENTIAL AREA OF MARGAM VILLAGE, which is centred around Coed Hirwaun School, local village shop and walking distance to MARGAM COUNTRY PARK.

£350,000 - Freehold

- Executive style four bedroom detached house
- Refurbished kitchen/dining room
- Conservatory
- Enclosed rear garden and off road parking to front
- Open House 7th October 10.30am - 12.30pm (by appointment only)



DESCRIPTION

A most ATTRACTIVE EXECUTIVE STYLE four bedroom DETACHED HOUSE, situated on the most DESIRABLE RESIDENTIAL AREA OF MARGAM VILLAGE, which is centred around Coed Hirwaun School, local village shop and walking distance to MARGAM COUNTRY PARK, good road access to PORT TALBOT TOWN CENTRE with all amenities and facilities. The M4 corridor is within a short drive away for the daily commuters. This property is finished to a good standard and viewing is HIGHLY RECOMMENDED to be fully appreciated.

Accommodation comprises: Entrance hall, cloakroom, lounge, refurbished kitchen and dining area, conservatory. First floor, four bedrooms master with en-suite and family bathroom. Outside enclosed rear garden and off road parking to frontage and single garage.

Open House Saturday 7th October 10.30 am - 12.30 pm
Viewings by appointment only
Please contact our Port Talbot Office 01639 891268
To reserve your time slot

ENTRANCE

Via black composite front door into:

ENTRANCE HALL

Artexed and coved ceiling . Emulsioned walls. LVT flooring. Staircase to first floor and understair storage. Door leading into garage. Radiator. All doors lead off.

CLOAK ROOM

Artexed ceiling. Emulsioned walls. Towel rail heater. Two piece suite in white comprising vanity corner hand basin and low level w.c. LVT flooring. PVCu frosted double glazed window to front elevation.

LOUNGE (13' 7" x 14' 0") or (4.14m x 4.26m)

Artexed and coved ceiling. Emulsioned walls. Radiator. Fitted carpet. Main feature to the lounge is the modern wood slats to one wall. PVCu double glazed window to side and PVCu double glazed window set within bay to front elevation.

KITCHEN/DINING ROOM (21' 4" x 9' 5") or (6.50m x 2.88m)

Artexed and coved ceiling. Emulsioned walls. Radiator. Fitted carpet to dining area. Kitchen is fitted in white high gloss wall and base units, complementary black work surfaces. One and half bowl single drainer sink unit with mixer tap. Built in gas hob with extractor hood and split level electric oven with microwave above. Integrated fridge/freezer. Breakfast bar area with overhead light fitting. LVT flooring. Open plan into:

CONSERVATORY (15' 1" x 9' 7") or (4.60m x 2.91m)

Polycarbonate roof with PVCu double glazed units set on dwarf wall. Privacy wall. PVCu double glazed french doors to rear garden all fitted with vertical blinds.



FIRST FLOOR LANDING

Artexed ceiling. Emulsioned walls. Radiator. Door to airing cupboard. Fitted carpet. PVCu double glazed window to side.

BEDROOM 1 (13' 7" x 12' 2") or (4.14m x 3.72m)

Artexed ceiling. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed window to side and front elevation. Opening into dressing area with built in storage. Door into:

EN SUITE (6' 1" x 5' 6") or (1.86m x 1.67m)

Artexed ceiling. Fully tiled to three walls and one emulsioned wall. Vinyl flooring. Radiator. Three piece suite in white comprising low level w.c., hand basin set within vanity unit, corner shower unit with curved glass doors and mains fed shower. PVCu frosted double glazed window to front elevation.

BEDROOM 2 (11' 5" x 8' 8") or (3.49m x 2.64m)

Artexed ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in double door wardrobe. PVCu double glazed window to rear elevation.

BEDROOM 3 (9' 10" x 9' 1") or (3.0m x 2.78m)

Artexed ceiling. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed window to front elevation.

BEDROOM 4 (9' 0" x 8' 10") or (2.75m x 2.68m)

Artexed ceiling. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed window to rear elevation.

FAMILY BATHROOM (7' 3" x 7' 3") or (2.21m x 2.22m)

Artexed ceiling. Half emulsioned and half tiled walls. Vinyl floor covering. Radiator. Three piece suite in white comprising low level w.c., pedestal wash hand basin and panelled bath. PVCu frosted double glazed window to rear elevation.


OUTSIDE

Rear garden is enclosed and bounded by wood panel fencing. Good size patio area ideal for garden furniture. Astroturf and stone gravel borders. Pergola area. Outside tap. Side access to frontage which is open plan with stone gravel for low maintenance and tarmac driveway parking for several vehicles leading to attached garage, via up and over doors, power installed.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	78
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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 Total Area: 129.1 m² ... 1390 ft² (Excluding Garage)
 All measurements are approximate and for display purposes only

These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

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