

Payton  
Jewell  
Caines



Llys Castell, Margam, Margam Village, Port  
Talbot, Neath Port Talbot. SA13 2UX

Offers In Excess Of  
£369,000

**PJC** PAYTON  
JEWELL  
CAINES

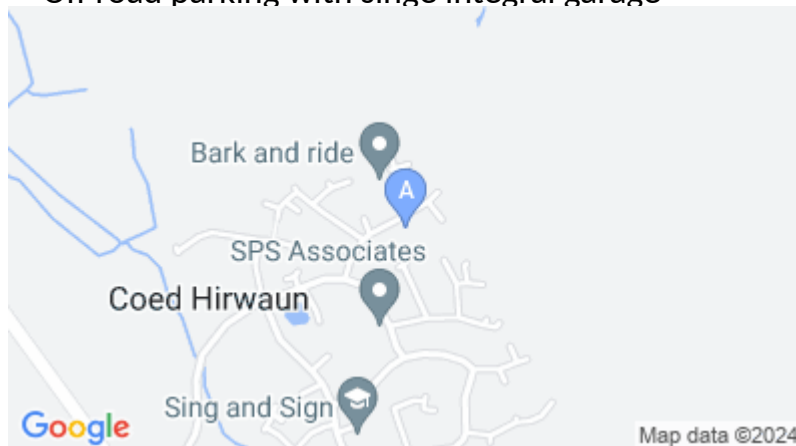


# Llys Castell, Margam, Margam Village, Port Talbot, Neath Port Talbot. SA13 2UX

PJC are proud to present to the market this BEAUTIFULLY presented FOUR BEDROOM DETACHED house with IDYLLIC GARDENS which has been opened as part of the National Garden Scheme. Property benefits from refurbished kitchen, conservatory and integral garage. Early viewing is highly recommended for this well presented FAMILY HOME.

## Offers In Excess Of £369,000 - Freehold

- Four bedroom detached house
- Two reception rooms
- Refurbished kitchen and utility room
- Large idyllic garden
- Off road parking with single integral garage





## DESCRIPTION

PJC are proud to present to the market this BEAUTIFULLY presented FOUR BEDROOM DETACHED house with IDYLIC GARDENS which has been opened as part of the National Garden Scheme. Close to local shops, Coed Hirwaun Primary School, local amenities and transport links to Port Talbot town centre. Early viewing is highly recommended for this well presented family home.

Property briefly consists of two reception rooms, kitchen with separate utility room, conservatory, downstairs w.c., upstairs family bathroom, four bedrooms with ensuite to master bedroom. Externally the front garden provided off road parking and a single integral garage and the rear garden is larger than average planted with an abundance of flowers and shrubs.

## ENTRANCE

Access via PVCu part panel part decorative glazed front door with matching side screens leading into entrance hall. Artex ceiling and coving. Emulsioned walls. Solid wood flooring. Radiator with cover. Open plan understairs area. Staircase to first floor accommodation with spindle balustrade and fitted carpet. Doors leading off.

## W.C.

Artex ceiling. Half emulsioned and half tiled walls. Solid wood flooring. Radiator. Room is fitted with a two piece suite in white comprising low level WC and wall mounted hand basin. Extractor fan.

## LOUNGE (16' 11" x 11' 9") or (5.16m x 3.59m)

\*Measurements exclude the bay window\*

Artex ceiling with coving and two down lights. Emulsioned walls. Fitted carpet. Focal point to the room is the wooden fire surround marble tiled hearth and inset living flame gas fire. Two radiators. PVCu double glazed window set within bay to front of property. Opening into:

## DINING ROOM (10' 10" x 9' 7") or (3.30m x 2.93m)

Artex ceiling with coving. Emulsioned walls. Radiator with cover. Continuation of the fitted carpet. PVCu double glazed window to rear of property. Door leading into:

## KITCHEN (17' 2" x 10' 2") or (5.24m x 3.11m)

Artex ceiling with two down lights. Emulsioned walls. Tiled splash back areas. Refurbished kitchen to a high standard in cream high gloss comprising wall and base units with solid wood worksurfaces. Breakfast bar area. Black acrylic sink with mixer tap. Built in electric oven, four ring gas hob, extractor hood and splash back area. Storage cupboard with shelving acting as a pantry. Integral appliances including dishwasher, fridge/freezer and larder units. PVCu double glazed window to rear of property. Opening into:

## CONSERVATORY (13' 0" x 10' 2") or (3.97m x 3.10m)

Pilkington glass roof with down light. PVCu double glazed units set on dwarf wall. Radiator. Tiled flooring. Top panels opening to the windows. French doors to rear garden.

## UTILITY (9' 1" x 5' 4") or (2.76m x 1.62m)

Artex ceiling. Emulsioned walls. Continuation of tiled flooring. Tiled splash back areas. Solid wood worktops. Single drainer sink unit with mixer tap. Plumbing for automatic washing machine. Space for tumble dryer. Radiator. PVCu part panelled and frosted double glazed door to side of property. Door leading into:



## GARAGE

Power installed. Access via up and over doors.

## LANDING

Artex ceiling and coving. Loft access hatch. Emulsioned walls. Radiator. Fitted carpet. Airing cupboard housing the Worcester combination boiler and shelving. Doors leading off.

## FAMILY BATHROOM (8' 6" x 5' 8") or (2.58m x 1.72m)

\* Acts as a Jack to bedroom 2 \*

Artex ceiling. Part emulsioned and part tiled walls. Vinyl floor covering. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin, panel bath with fully tiled area, overhead mains fed shower and shower screen. Shaver point. Extractor fan. Radiator. PVCu frosted double glazed window to rear of property.

## BEDROOM 1 (12' 11" x 11' 10") or (3.93m x 3.61m)

Artex ceiling and coving. Emulsioned walls. Fitted carpet. Two built in double wardrobes. Two PVCu double glazed windows to front of property. Door leading into:

## EN SUITE

Artex ceiling. Emulsioned walls with two being half emulsioned and half tiled walls. Vinyl flooring. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin, shower cubicle with respatex panelling and mains fed shower. Chrome towel rail heater. Extractor fan. Shaver point. PVCu frosted double glazed window to front of property.

## BEDROOM 2 (12' 9" x 9' 1") or (3.89m x 2.77m)

Artex ceiling and coving. Emulsioned walls. Fitted carpet. Built in double door wardrobe. Radiator. Door into family bathroom. PVCu double glazed window to rear of property.

## BEDROOM 3 (13' 9" x 8' 6") or (4.18m x 2.58m)

Artex ceiling with coving. Emulsioned walls. Sloping ceilings to apex window. Fitted carpet. Radiator. Built in double door wardrobe. PVCu double glazed window to front of property.

## BEDROOM 4 (12' 3" x 8' 1") or (3.74m x 2.46m)

Artex ceiling and coving. Emulsioned walls. Fitted carpet. Radiator. Built in double door wardrobe. PVCu double glazed window to rear of property.

## OUTSIDE

Front garden is laid mainly with tarmacadam providing off road parking. Lawn area with planted flowers and shrubs. Front garden continues to a further lawn with mature trees and shrubs.

Rear garden is larger than average. Enclosed and bounded on three sides by wall and wood panel fencing with an abundance of flowers and shrubs. Attractive patio areas ideal for garden furniture. Continuation to side of property offering green house and garden shed. Outside tap. Gate leading to front of property. Another gate leading to side garden, which includes the stream that runs through Margam Village. The present vendors developed a most attractive garden which is part of national garden scheme, offering tranquil setting with quaint seated areas to absorb the enchanting garden. Wooden bridge over the stream and fish pond.





## NOTE

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> 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.



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](http://www.pjchomes.co.uk)

01639 891268

## Bridgend

Sales: 01656 654 328

[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477

[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268

[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

Lettings: 01639 891 268

[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)