



Payton
Jewell
Caines

Llwyn Arian, Margam, Port Talbot, Neath
Port Talbot. SA13 2UP

Offers Over
£300,000

 PAYTON
JEWELL
CAINES

Llwyn Arian, Margam, Port Talbot, Neath Port Talbot. SA13 2UP

We are pleased to present to the market this four bedroom DETACHED family home located on the desirable Margam village development. The property comprises entrance hall, three reception rooms, CONSERVATORY, kitchen with utility, downstairs w.c. EN SUITE to bedroom one, family bathroom, enclosed rear garden and DRIVEWAY PARKING for four cars. Viewing recommended.

Offers Over £300,000

- Four bedroom detached house
- Three reception rooms
- Conservatory / downstairs w.c.
- Kitchen and utility / en suite to master bedroom
- Driveway parking for four cars
- EPC - D / Council tax band - E



DESCRIPTION

We are pleased to present to the market this four bedroom detached family home located on the desirable Margam village development close to the local shop, school, park and transport links. Early viewing is highly recommended.

The accommodation briefly comprises entrance hall, three reception rooms, kitchen, utility, downstairs w.c. and conservatory. To the first floor; four bedrooms with ensuite to master and family bathroom. To the outside front and rear gardens with off road parking.

Key features

Sought after location

Shared driveway

Five minute walk from Margam Village Coed Hirwaun Primary School

Freehold

HALLWAY

Access via part glazed PVCu front door. Artex ceiling. Emulsioned walls. Stairs to first floor accommodation. Wood effect laminate flooring. All doors leading off.

RECEPTION 1 (16' 4" x 13' 3") or (4.98m x 4.05m)

*measurement into bay window.

Artex ceiling. Emulsioned walls. Front facing PVCu double glazed square bay window. Two radiators. Marble hearth and fire surround with wooden mantle and inset electric fire. Wood effect laminate floor. Opening into:

DINING ROOM (9' 1" x 8' 0") or (2.78m x 2.44m)

Artex ceiling. Emulsioned walls. Radiator. Wood effect laminate flooring. Opening into:

CONSERVATORY (13' 7" x 10' 8") or (4.13m x 3.25m)

Polycarbonate roof. Low height brick wall. Wrap around PVCu double glazed windows. Radiator. Wood effect laminate flooring. PVCu double glazed french doors leading to rear garden.

GARAGE CONVERSION (17' 11" x 7' 10") or (5.47m x 2.40m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Wood effect laminate flooring.

KITCHEN (12' 0" x 9' 0") or (3.65m x 2.75m)

Stippled ceiling. Emulsioned walls with ceramic tiles to splash back areas. Rear facing PVCu double glazed window. Room is fitted with a range of white gloss floor and wall cupboards with laminate worktops. Stainless steel sink and drainer with mixer tap. Built in four ring gas stainless steel hob with built in electric oven below and overhead extractor hood. Under counter space for two appliances and space for an upright fridge freezer. Radiator. Vinyl flooring. Door into:

UTILITY (5' 10" x 4' 11") or (1.77m x 1.50m)

Stippled ceiling. Emulsioned walls. Laminate worktops with under counter space for two appliances. Wall mounted gas fired boiler. Vinyl flooring. Part glazed PVCu door leading to rear garden.



DOWNSTAIRS W.C. (4' 11" x 3' 11") or (1.49m x 1.20m)

Stippled ceiling. Emulsioned walls with ceramic tiles to splash back areas. Side facing frosted PVCu double glazed window. Room is fitted with two piece white suite comprising w.c. and vanity wash hand basin. Radiator. Wood effect laminate flooring.

LANDING

Stippled ceiling. Loft access hatch. Emulsioned walls. Fitted carpet. All doors leading off.

BEDROOM 1 (13' 4" x 11' 4") or (4.06m x 3.46m)

Stippled ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Built in double door wardrobes. Storage cupboard housing water tank. Wood effect laminate floor. Door to:

EN-SUITE (5' 9" x 5' 3") or (1.76m x 1.60m)

Stippled ceiling. Emulsioned walls. Front facing frosted PVCu double glazed window. Radiator. Room is fitted with three piece white suite comprising w.c., wash hand basin set within vanity unit and corner shower cubicle with wall mounted mains fed shower. Wood effect Vinyl floor.

BEDROOM 2 (9' 5" x 9' 3") or (2.87m x 2.83m)

Stippled ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Double door built in wardrobe. Wood effect laminate floor.

BEDROOM 3 (13' 0" x 8' 9") or (3.96m x 2.67m)

Stippled ceiling. Emulsioned walls. Front and Side facing PVCu double glazed window. Radiator. Built in double door wardrobe. Wood effect laminate floor.

BEDROOM 4 (8' 10" x 8' 1") or (2.68m x 2.46m)

Stippled ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Wood effect laminate floor.

FAMILY BATHROOM (6' 11" x 6' 2") or (2.10m x 1.89m)

Stippled ceiling. Emulsioned walls with ceramic tiles to splash back areas. Rear facing frosted PVCu double glazed window. Radiator. Room fitted with three piece suite in white comprising w.c., vanity wash hand basin and bath tub with shower head attachment. Vinyl flooring.

OUTSIDE

Open frontage bounded on either side by hedge and brick wall. Shared driveway leading to private driveway providing off road parking. Astro turf area bounded by low hedging. Path leading to side gate.

The rear garden is bounded on three sides by wood fence and hedging. Stone paved sun terrace. Steps leading to astro turf lawn with planted borders. PVCu shed.


NOTES

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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(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.



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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