

Payton  
Jewell  
Caines



Clos Onnen, Margam, Port Talbot, Neath  
Port Talbot. SA13 2TZ

£394,995

 PAYTON  
JEWELL  
CAINES

# Clos Onnen, Margam, Port Talbot, Neath Port Talbot. SA13 2TZ

We are pleased to offer for sale this beautifully presented five bedroom detached family home which is situated within the sought after Margam Village development that is located on the outskirts of Port Talbot. The M4 corridor is close by for commuter access to the cities of Swansea and Cardiff and Margam Country Park is just minutes away. Early viewing is highly recommended to appreciate this beautiful family home.

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- Five bedroom detached house
- Open plan kitchen/breakfast room
- Two reception rooms
- Two en suites and family bathroom
- Integral single garage with double driveway



## DESCRIPTION

We are pleased to offer for sale this beautifully presented five bedroom detached family home which is situated within the sought after Margam Village development that is located on the outskirts of Port Talbot. The M4 corridor is close by for commuter access to the cities of Swansea and Cardiff and Margam Country Park is just minutes away. Early viewing is highly recommended to appreciate this beautiful family home.

Accommodation briefly consists of entrance hall, downstairs w.c., two reception rooms, kitchen/breakfast room and utility room. To the first floor five bedrooms, two have en suites and family bathroom. To the outside front and rear gardens. Double driveway and single garage.

## HALLWAY

Access via part glazed front door with fitted blind. Coved ceiling. Emulsioned walls. Staircase to first floor. Wood effect laminate flooring. French doors leading into:

## DOWNSTAIRS W.C.

Front facing frosted PVCu double glazed window. Emulsioned walls. Two piece suite comprising w.c. and wash hand basin with vanity shelf and storage below. Radiator. Wood effect laminate flooring.

## LOUNGE (18' 1" x 11' 0") or (5.50m x 3.35m)

Overlooking the front of the property via PVCu double glazed windows. Coved ceiling. Emulsioned walls. Feature fireplace with a gas coal effect living flame. Marble hearth, back plate and wooden mantle. Laminate floor. Archway into:

## DINING ROOM (11' 6" x 9' 6") or (3.50m x 2.90m)

Overlooking rear garden via PVCu double glazed french doors. Coved ceiling. Emulsioned walls. Laminate floor. Door into:

## OPEN PLAN KITCHEN/BREAKFAST ROOM (17' 1" x 11' 10") or (5.20m x 3.60m)

Overlooking the rear garden via PVCu double glazed window. PVCu french doors. Skimmed ceiling. Emulsioned walls. Kitchen is fitted with low level and wall mounted handle free high gloss cabinets with a complementary roll top work surface. Splash back plinth and ceramic wall tiles. One and half sink with chef tap and drainer. Range cooker with glass splash back and overhead extractor hood. Integrated dishwasher. Space for American style fridge freezer. Under counter lighting. Ample space for breakfast table and chairs. Laminate floor.

## UTILITY ROOM

Part glazed door leading to side of property. Ceiling mounted extractor fan. Emulsioned walls. Low level and wall mounted kitchen units in high gloss with brush chrome handles and complementary roll top work surfaces. Plumbing for automatic washing machine. Space for tumble dryer. Further storage. Fitted storage cupboard housing a wall mounted gas fired boiler. Laminate floor.  
(Plumbing behind low level units should a sink be required.)

## LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage. Emulsioned walls. Fitted storage cupboard housing hot water tank. Fitted carpets.



## **BEDROOM 1 (11' 8" x 11' 6") or (3.55m x 3.50m)**

Overlooking the front via PVCu double glazed window. Emulsioned walls. Fitted carpet. Door into:

### **EN SUITE**

PVCu frosted double glazed window to the side. Part emulsioned part tiled walls. Wall mounted extractor fan. Three piece suite in white comprising w.c., wash hand basin with vanity shelf and storage below and a bath with mixer tap. Radiator. Laminate floor.

### **FAMILY BATHROOM**

PVCu frosted double glazed window to the rear. Wall mounted extractor. Emulsioned walls. Three piece suite in white comprising w.c., counter mounted basin and vanity shelf with storage below and bath with waterfall tap and hand shower attachment. Radiator. Laminate floor.

## **BEDROOM 2 (11' 4" x 10' 8") or (3.45m x 3.25m)**

Overlooking the rear via PVCu double glazed window. Emulsioned walls. Fitted carpet. Door into:

### **EN-SUITE SHOWER ROOM**

Tongue and groove ceiling. Full height ceramic wall tiles. Three piece suite in white comprising w.c., wash hand with vanity shelf and storage below and large walk in shower housing wall mounted electric shower with fully glazed side panel. Radiator. Laminate floor.

## **BEDROOM 3 (16' 1" x 9' 0") or (4.90m x 2.75m)**

Overlooking the front via PVCu double glazed window. Emulsioned walls. Fitted carpet.

## **BEDROOM 4 (11' 6" x 8' 8" max) or (3.50m x 2.65m max)**

L shaped bedroom.

Overlooking rear via PVCu double glazed window. Emulsioned walls. Fitted carpet.

## **BEDROOM 5 (8' 10" x 6' 11") or (2.70m x 2.10m)**

Overlooking the front via PVCu double glazed window. Emulsioned walls. Fitted carpet.

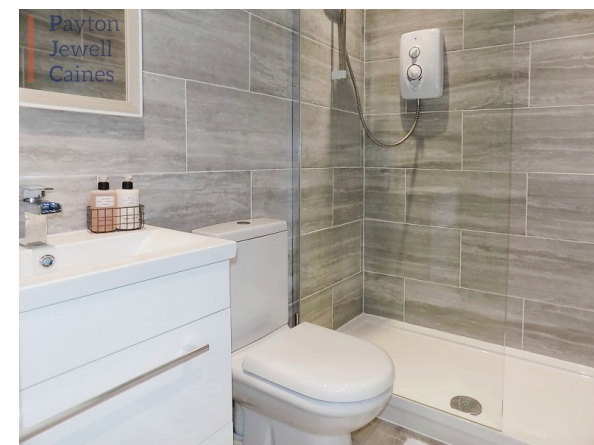
### **OUTSIDE**

The front is open aspect garden laid to decorative stone. Double driveway. Integral single garage with traditional up and over door. Power and light.

Enclosed rear garden laid to patio and decorative stone. Raised flower beds. Railway sleepers. External shed. Side access to front of property via gate.


### **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](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>		82
(69-80) <b>C</b>	72	
(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.



GROUND FLOOR



FIRST FLOOR

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)

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