

Payton
Jewell
Caines



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

£249,495

PJC PAYTON
JEWELL
CAINES

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

We are delighted to present to the market this three bedroom detached house located in the highly desirable development of Margam Village. Close to local shops, Coed Hirwaun Primary School, local amenities and good transport links to Port Talbot town centre. The property benefits from off road parking to the front. Early viewing highly recommended to appreciate this FAMILY HOME.

£249,495 - Freehold

- Three bedroom detached house
- Downstairs W.C.
- Utility area
- Master bedroom with en suite
- Off road parking
- Council tax band D/EPC D



DESCRIPTION

We are delighted to present to the market this three bedroom detached house located in the highly desirable development of Margam Village. Close to local shops, Coed Hirwaun Primary School, local amenities and good transport links to Port Talbot town centre. The property benefits from off road parking to the front. Early viewing highly recommended to appreciate this FAMILY HOME.

Key features:

Freehold.
Downstairs W.C.
Utility room.
Master bedroom with en suite.
Driveway.

ENTRANCE HALL

Access via part glazed front door. Stippled ceiling. Coving. Emulsioned walls. Radiator. Stairs to first floor. Built in storage cupboard. Laminate flooring. Door into:

RECEPTION 1 (16' 7" x 9' 9") or (5.06m x 2.97m)

Stippled ceiling. Coving. Emulsioned walls. Front facing PVCu double glazed window. Two radiators. Door into under stair storage cupboard. Laminate flooring. Opening into:

RECEPTION 2 (9' 7" x 7' 9") or (2.91m x 2.36m)

Stippled ceiling. Coving. Emulsioned walls. Rear facing PVCu sliding doors into rear garden. Radiator. Laminate flooring. Door into:

KITCHEN (10' 7" x 9' 6") or (3.22m x 2.89m)

Stippled ceiling. Spot lights. Emulsioned walls with tiles to splash back areas. Rear facing PVCu double glazed window. Room is fitted with a range of wall and base units and complementary work surfaces. One and half stainless steel sink and drainer. Built in dishwasher. Built in four ring gas hob with stainless steel extractor hood above and oven below. Space for upright fridge freezer. Radiator. Tiled flooring. PVCu part glazed back door leading to rear garden.

UTILITY ROOM (8' 11" x 6' 4") or (2.72m x 1.92m)

Stippled ceiling. Emulsioned walls with tiles to splash back areas. Side facing PVCu double glazed window. Room is fitted with wall and base units and complementary work tops. Stainless steel sink. Under counter space for washing machine and tumble dryer. Wall mounted boiler. Radiator. Tiled flooring.

DOWNSTAIRS W.C. (4' 10" x 2' 8") or (1.48m x 0.81m)

Stippled ceiling. Extractor fan. Emulsioned walls with tiles to splash back areas. Room is fitted with a low level w.c. and pedestal wash hand basin. Radiator. Tiled flooring.

OCCASIONAL ROOM/GARAGE (12' 3" x 8' 2") or (3.73m x 2.50m)

Garage currently partition and used as a bedroom.
Skimmed ceiling. Coving. Emulsioned walls. Side facing PVCu part glazed door. Laminate flooring.



LANDING

Stippled ceiling. Loft access hatch. Emulsioned walls. Fitted carpet. Built in storage cupboard housing water tank. Radiator. All doors leading off.

FAMILY BATHROOM (6' 3" x 5' 5") or (1.91m x 1.66m)

Stippled ceiling. Extractor fan. Emulsioned walls with tiles to splash back areas. Rear facing frosted PVCu double glazed window. Room is fitted with three piece suite comprising low level w.c., pedestal wash hand basin and panelled bath with a mains fed shower. Wall mounted heated towel rail. Vinyl floor covering.

BEDROOM 1 (11' 0" x 8' 4") or (3.36m x 2.53m)

Stippled ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Fitted carpet. Door into:

EN SUITE (5' 7" x 5' 1") or (1.69m x 1.56m)

Stippled ceiling. Extractor fan. Part emulsioned part tiled walls. Wall mounted heated towel rail. Rear facing PVCu frosted double glazed window. Room is fitted with a three piece suite comprising low level w.c., pedestal wash hand basin and shower cubicle which is fully tiled. Vinyl floor covering.

BEDROOM 2 (9' 11" x 9' 3") or (3.03m x 2.83m)

Stippled ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Built-in wardrobe. Fitted carpet.

BEDROOM 3 (8' 10" x 6' 7") or (2.68m x 2.01m)

Stippled ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Built in storage cupboard. Fitted carpet.

OUTSIDE

The front is open and bounded on one side by wall. Footpath leading to front door. Tar mac driveway. The rear garden is bounded on two sides to wooden fence and one side to wall. Laid mainly to patio slabs. Large sun terrace. Raised sun terrace laid to chipping's. Lawn area and planted with an abundance of flowers and trees. Pathway leading down side of the property to wooden gate giving access to the front. Storage shed at the rear of garden.


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		82
(69-80) C		
(55-68) D	67	
(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

01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk