

6 Cae Brombil
Port Talbot
Neath Port Talbot
SA13 2AJ

£369,950



- Large Three/Four Bedroom Detached Home
- Two Reception Rooms
- Large Kitchen/Family Room
- Utility Room
- Ground Floor Shower Room
- Ensuite
- Family Bathroom
- Garage
- Off Road Parking
- Must Be Viewed 01656 750764.

Ref: PRA10364

Viewing Instructions: Strictly By Appointment Only



General Description

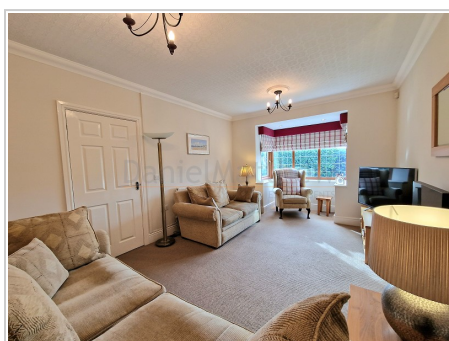
This stunning large three/four bedroom detached house in Margam, Port Talbot, is the perfect property for any family. Boasting a large kitchen/family room and two reception rooms, this property has plenty of space to entertain and relax in. The kitchen is fully fitted with modern units and integrated appliances and has room for a large dining table and chairs, also benefiting a large utility room and ground floor shower room. The two reception rooms are generously sized, allowing plenty of natural light to pour in and creating a tranquil atmosphere. To the first floor, the three bedrooms are all of a good size and the master bedroom benefits from an en-suite shower room, large family bathroom. Outside, a well-maintained garden provides the ideal space for BBQs or to simply enjoy the privacy. Daniel Matthew highly recommend viewing this wonderful home to appreciate the size, condition and location. Call our team to arrange an appointment 01656 750764

Accommodation



Entrance

Enter into this impressive hallway via UPVC double glazed door, comprising plain ceiling, plain walls, wood flooring, large cupboard with potential to be a small study area, doors leading to all ground floor rooms, stairs to first floor.



Sitting room (18' 7" x 11' 1") or (5.66m x 3.38m)

UPVC double glazed box bay to front aspect, plain ceiling, plain walls, carpet flooring, wall mounted electric fire, radiator.



Lounge (16' 4" x 11' 1") or (4.98m x 3.37m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to rear garden, plain ceiling, plain walls, carpet flooring, radiator.



Kitchen/Diner/Family Room (28' 10" x 18' 3") or (8.79m x 5.55m)

Heart of the home this kitchen/family room is the perfect area to spend your time. With dual aspect UPVC double glazed windows to front and side, UPVC double glazed French doors leading to side patio area. Matching wall and base units with complementary work surface and integrated appliance including 6 ring, 3 oven Aga with griddle plan, composite sink/drainers with mixer tap over, wood flooring. Plain ceiling, plain walls with tiled splashback. Door leading to utility room.



Utility Room

UPVC double glazed door to rear aspect, plain ceiling, plain walls with tiled splashback, tiled flooring. Base and larder units with complementary work surface, plumbing for washing machine, space for tumble dryer, pantry, radiator.



Shower Room

UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls with tiled splashback, tiled flooring, low level WC, wash hand basin, walk in shower cubicle with shower over head, radiator.

Landing

Ideal area for a study/reading space. Plain ceiling, plain walls, Velux window to rear aspect, carpet flooring, radiator, storage to eaves, doors leading to all first floor rooms.



Master Bedroom (17' 3" x 12' 8") or (5.25m x 3.86m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, built in wardrobes, door to ensuite.



En Suite

Double glazed Velux window to rear aspect, plain ceiling, plain walls with tiled splashback, low level WC, wash hand basin, shower cubicle, carpet flooring, radiator.



Bedroom Two (18' 8" x 15' 1") or (5.69m x 4.61m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator.



Bedroom Three (14' 5" x 9' 2") or (4.40m x 2.80m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, built in cupboard, access to loft, radiator.



Bathroom (11' 5" x 8' 11") or (3.49m x 2.73m)

Double glazed Velux window to rear aspect, plain ceiling, plain walls with tiled splashback, low level WC, wash hand basin, roll top freestanding bath, carpet flooring, radiator.



Outside

A wrap around garden with a patio and a pond, laid to lawn area a great way to bring the outdoors in. The garden is surrounded by lush green hedges, shrubs and trees, providing a private area. The pond is the focal point of the garden.

Garage

Up and over door, power and lighting.

Services

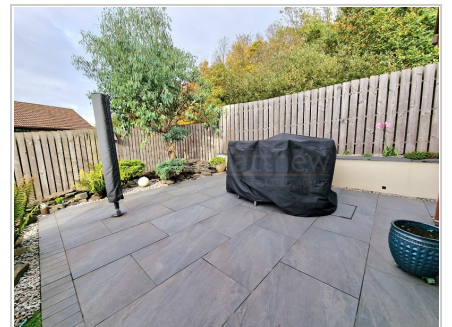
Mains electricity, mains water, mains drainage and biodegrader, mains gas

Tenure

We are informed that the tenure is Freehold

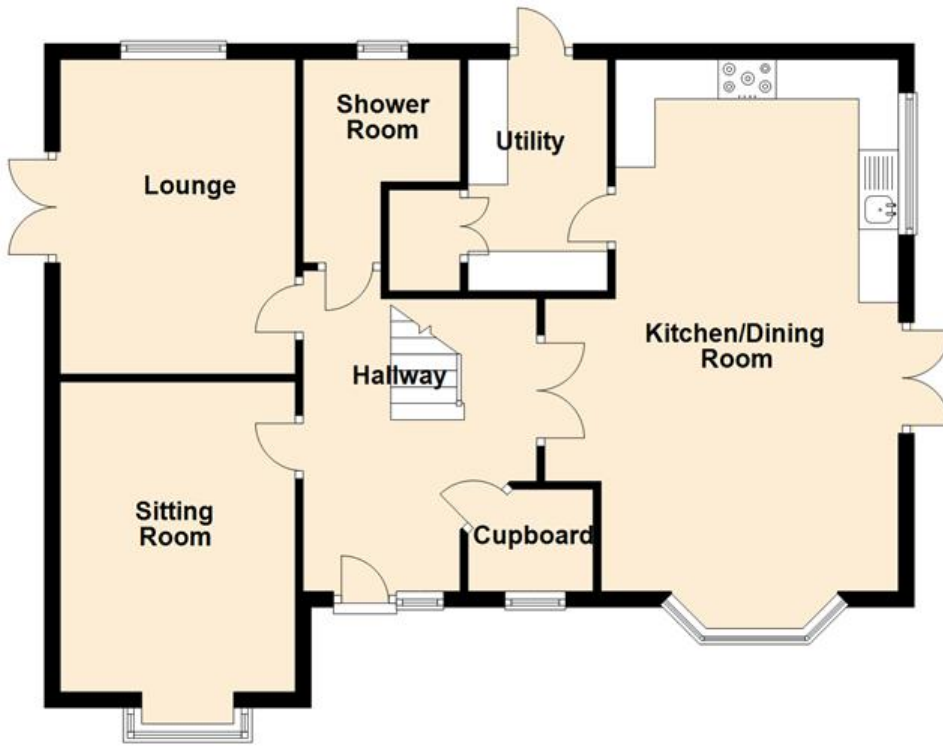
Council Tax

Band F



Ground Floor

Approx. 75.4 sq. metres (811.1 sq. feet)



Total area: approx. 143.5 sq. metres (1544.3 sq. feet)

First Floor

Approx. 68.1 sq. metres (733.2 sq. feet)



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.