

2 Min Y Coed  
Margam Village  
Port Talbot  
Neath Port Talbot  
SA13 2TE

£285,000



- Three Bedroom Detached Home
- Lounge With Separate Dining Room
- Modern Fitted Kitchen
- Utility Room
- Conservatory
- Downstairs Cloakroom / WC
- En-suite & Dressing Area to Master Bed
- Sought After Location Close To Junc. 37 & 38
- Village School & Shop
- Walking Distance To Margam Country Park

Ref: PRA10477

Viewing Instructions: Strictly By Appointment Only \*

## General Description

\*\*\*SOUGHT AFTER LOCATION\*\*\* Daniel Matthew are pleased to offer for sale this three bedroom detached modern family home. Situated in the quiet semi rural 'Margam Village development', close to primary school, village shop, Margam Country Park and junction 37 and 38 of the M4 corridor. The property comprises of an entrance hall, lounge, separate dining room, conservatory, fitted kitchen plus utility room and cloakroom. The first floor has three bedrooms, en-suite and dressing area to master and a family bathroom. The property benefits from gas central heating, double glazing, off road parking with driveway leading to a single garage. The rear garden is low maintenance with a patio area and shrubs and bushes. The front garden is turfed and open plan.

## Accommodation



### Entrance Hallway

Enter via front door into hallway. Carpeted staircase off to first floor. Laminate flooring. Radiator. Storage cupboard. Artexed ceiling with newly fitted smoke alarm. Door leading to lounge.



### Lounge (16' 8" x 9' 8") or (5.08m x 2.95m)

Situated to the front of the property. A white UPVC double glazed window with radiator under. Artexed and coved ceiling with skimmed walls. Additional radiator. A mantel piece and hearth is the focal point of the room. Door to under stairs storage cupboard which is being used as an office area. Laminate flooring. Double door leading into the dining room.



### Dining Room (9' 7" x 7' 9") or (2.91m x 2.37m)

Artexed and coved ceiling. Skimmed walls. Radiator. Laminate flooring. Sliding patio doors into the conservatory. Opening into the kitchen.



### Kitchen (10' 8" x 9' 5") or (3.24m x 2.86m)

A modern fully fitted kitchen with a matching range of wall and base units to include inset draws and coordinating work surfaces. Stainless steel one and a half bowl sink unit with mixer tap over. Integrated dishwasher and fridge freezer. Built in electric oven with four ring gas hob and extractor over. Tiled to splash areas. Ceramic tiled flooring. Spotlights to ceiling. Ample space for table and chairs. UPVC double glazed window to rear. Radiator. Opening into utility room.



### Conservatory (9' 9" x 9' 5") or (2.96m x 2.88m)

A UPVC double glazed conservatory with glass roof with low brick walls and a UPVC door to the rear garden. Power points. Ceramic tiled floor with under floor heating. Opening into the kitchen.



### Utility Room (9' 0" x 4' 3") or (2.75m x 1.29m)

Fitted with a base unit with stainless steel sink unit with mixer tap over. Plumbed for washing machine and space for a tumble dryer. Tiling to splash back areas. Wall mounted Valiant gas central heating boiler approximately 5 years old. Spotlights to ceiling. Ceramic tiled flooring. Radiator. Personnel door into the garage. Door leading to cloakroom/WC.



### Cloakroom/w.c (4' 11" x 2' 8") or (1.51m x 0.81m)

White suite comprising of a pedestal wash hand basin and WC. Half tiled walls. Ceramic tiled flooring. Radiator. Extractor fan.



### Landing

Skimmed walls and artexed ceiling. Access to loft which is part boarded with lighting. Radiator. Airing cupboard housing the hot water cylinder. Doors off the all first floor rooms.



### Master Bedroom (11' 1" x 10' 4") or (3.37m x 3.16m)

Situated to the front of the property with UPVC double glazed window and radiator under. Artexed ceiling. Karndean flooring. Archway to dressing area.

### Dressing Area (4' 2" x 3' 10") or (1.27m x 1.17m)

Large build in wardrobe. Door to ensuite.



### En Suite (7' 6" x 5' 6") or (2.29m x 1.67m)

Fitted with a white suite comprising of a shower cubicle with shower over, vanity cupboard with wash hand basin and WC. Vinyl flooring. UPVC obscure double glazed window to the rear. Respatex panelled walls. Radiator. Extraction fan.



### Bedroom Two (10' 0" x 9' 2") or (3.04m x 2.80m)

Situated to the front of the property with UPVC double glazed window and radiator under. Artexed ceiling and karndean flooring. Built in double wardrobes.



### Bedroom Three (8' 10" x 6' 8") or (2.69m x 2.02m)

Situated to the rear of the property with UPVC double glazed window and radiator under. Artexed ceiling with spot lights and karndean flooring. Built in wardrobe.



### Bathroom (6' 4" x 5' 6") or (1.94m x 1.68m)

A three piece suite in white which includes a pedestal wash hand basin, panelled bath and WC. Tiling to splash back areas. Shaver light. Extractor. Radiator. Vinyl flooring.



### Garden

Enclosed and private with a patio area and decorative cotswold stones. Planted with bushes, plants and shrubs. Side access via gate.

The front garden is open plan and laid to lawn with a tarmac driveway leading to garage which has power and lighting.

## Services

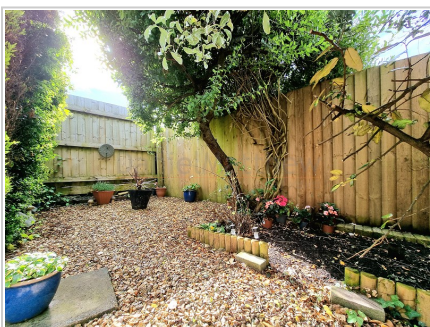
Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D64

# Tenure

We are informed that the tenure is Freehold

Band D





Ground Floor



1st Floor

*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.*