



13 Ffordd Derwen, Margam, Port Talbot, Fford Derwen, Margam,, SA13 2TX

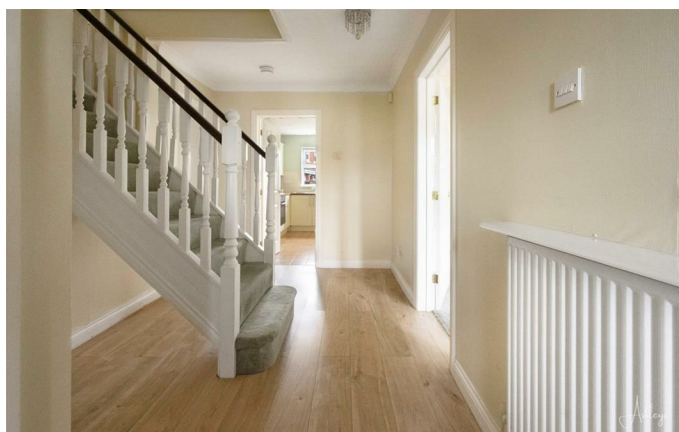
£475,000

Situated within a short drive of the M4 motorway and the popular Margam Country Park, on a modern residential development of mixed housing, in quiet cul-de-sac, a detached family home on corner plot, offering spacious accommodation over 2 floors to include entrance hallway, cloakroom, living room, sitting room, kitchen/breakfast room and utility room to the ground floor and 5 bedrooms, jack and jill bathrooms, ensuite shower room to bedroom one and main family bathroom/w.c. Externally, there is parking to the side driveway leading to double garage and enclosed nice size garden to the rear.

Main dwelling



Entrance hallway 13'5" x 7'7" (4.09m x 2.31m)



Double glazed entrance door into: hallway with laminate flooring, coved ceiling, radiator, personal door to garage.



Cloakroom 5'5" x 3'0" (1.65m x 0.91m)

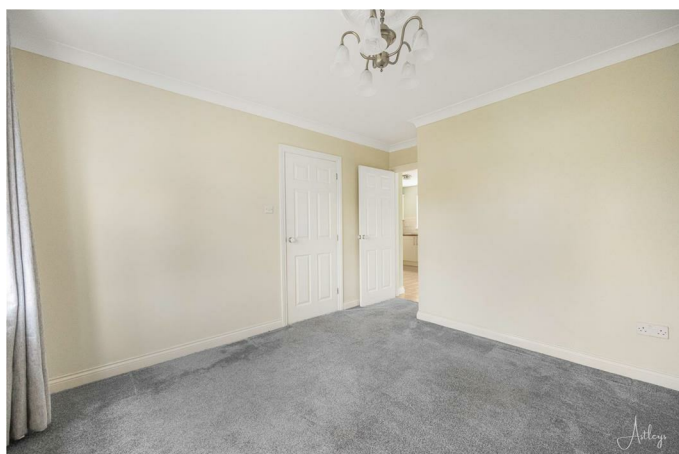


With 2 piece suite in white comprising vanity sink, w.c., radiator, cushion flooring, double glazed window to front.

Sitting Room 10'11" x 10'5" (3.33m x 3.18m)



With three double glazed windows to front, radiator, coved ceiling.



Kitchen/breakfast area 19'0" x 11'7" x 8'0" (5.79m x 3.53m x 2.44m)



Fitted with a range of 'Buttermilk' colour base and wall units with matching oak effect work surfaces, stainless steel sink unit, 4 ring gas burner hob with extractor canopy over, built-in oven, integrated dishwasher, tiled floor, part tiled walls, double glazed window and french doors to rear garden, laminate flooring, radiator.

Dining area





Utility area 6'11" x 5'2" (2.11m x 1.57m)



Plumbed for washing machine and tumble dryer, stainless steel sink unit, wall mounted gas combination central heating boiler, stainless steel sink unit, radiator, tiled floor, door to side.

Lounge 16'7" x 14'8" (5.05m x 4.47m)

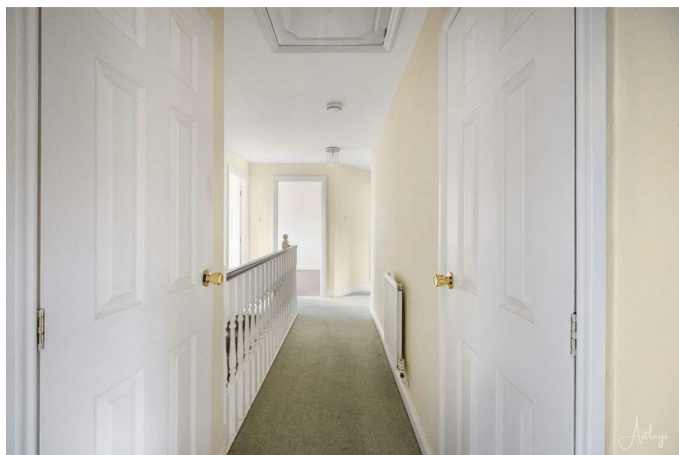


With feature fireplace with marble insert and hearth and fitted electric fire (not tested), laminate flooring, coved ceiling, radiator, two double glazed windows to rear and double glazed patio doors to rear garden.



FIRST FLOOR

Landing area 17'5" x 6'8" (5.31m x 2.03m)



With access to attic space, radiator, two built-in storage cupboards.

Bedroom one 11'10" x 11'3" (3.61m x 3.43m)



With range of fitted wardrobes in cream, double glazed window to front, radiator, coved ceiling.



Ensuite shower room 6'6" x 6'3" (1.98m x 1.91m)



With 3 piece suite in white comprising shower cubicle, sink on vanity unit, w.c., cushion flooring, double glazed window to front, radiator.

Bedroom two 12'5" x 9'7" (3.78m x 2.92m)



With range of fitted wardrobes in cream with mirror doors, double glazed window to front, radiator.

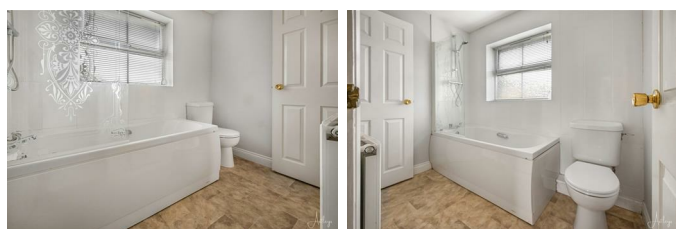


Bedroom three 13'0" x 11'6" (3.96m x 3.51m)



With range of built-in wardrobes, radiator, vanity sink, double glazed window to rear.

Jack and Jill Bathroom 8'0" x 5'4" (2.44m x 1.63m)



With 2 piece suite in white comprising panelled bath with shower over, w.c., radiator, cushion flooring, double glazed window to rear.

Bedroom four 11'5" x 10'5" (3.48m x 3.18m)



With fitted wardrobes in cream, radiator, double glazed window to rear, vanity sink.

Bedroom five 9'8" x 7'0" (2.95m x 2.13m)



With double glazed window to rear, radiator.

Family bathroom/w.c. 7'2" x 5'6" (2.18m x 1.68m)



3 piece suite in Oyster with panelled bath with twin head shower, sink on vanity unit, cushion flooring, part tiled walls, radiator, double glazed window to rear.

Outside



Corner plot with gardens to front, side and rear. Side driveway providing off-road parking leading to double attached garage. Side access gate to enclosed level good size garden to rear with patio, decking and lawn.

Outside





Broadband

Basic
5 Mbps
Superfast
40 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability
BT



Agents note

Council Tax Band F with an annual payment of £3295

Agents note

Conservation Area No

Flood Risk

No Risk

Floor Area

1,603 ft² / 149 m²

Plot size

0.10 acres

Mobile coverage

EE

Vodafone

Three

O2

Floor Plan

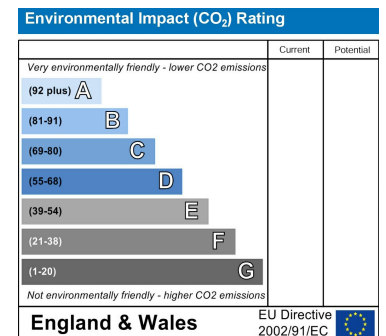
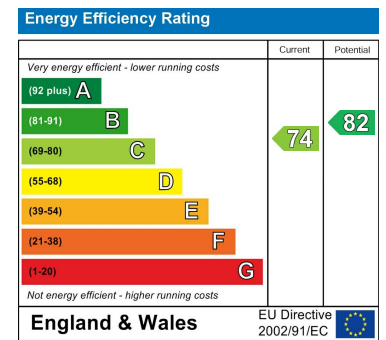


Total area: approx. 148.7 sq. metres (1601.0 sq. feet)
Our floorplan measurements are not to be relied upon. These are for brief layout only. Plan produced using PlanItUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.