

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



16 Min Y Coed, Margam, Port Talbot, Neath Port Talbot. SA13 2TE

Offers Over £375,000



Main Features

- EXCLUSIVE Detached Family Home Property
- No Onwards Chain!
- Four Generous Bedrooms
- Freehold
- EPC - C / Council Tax - F
- Driveway Providing Off Road Parking
- Double Garage
- Cul De Sac Location
- Gas Fired Heating
- Need A Mortgage? We Can Help!

General Information

This exclusive, immaculately presented, four bedroomed property is the perfect family home and an amazing opportunity! Located in the sought-after area of Margam village, ideally located within walking distance from Margam Country Park, Margam village store, Coed Hirwaun Primary School and many other local amenities, whilst also having easy access to the A465 and M4 corridor.

Internally, this property offers three reception rooms, WC, kitchen diner, utility room to the ground floor, and four good sized bedrooms, family bathroom and ensuite to the first floor. Also benefiting from uPVC double glazed windows and gas fired heating throughout. Externally, there is an enclosed laid to lawn rear garden, ample off road parking and a double garage.

Viewing's are highly recommended to appreciate what this property has to offer.

GROUND FLOOR

Hallway

Enter through a uPVC door, oak laid flooring, under stairs storage cupboard, radiator and carpeted stairs to the first floor.

Door to;

W.C.

Comprising of a low level WC and a wall mounted vanity unit. uPVC double glazed window, vertical radiator and oak flooring.

Study

uPVC double glazed window to the front aspect and oak laid flooring.

Lounge

Newly laid carpeted flooring, radiator and a feature fire place with gas fire. uPVC double glazed French doors to access the rear garden.

Kitchen/Diner

A newly fitted modern kitchen, appointed with a range of matching grey gloss wall and base units with wood work tops over with a sink with glass sliders and waste disposal. uPVC double glazed bay window, uPVC double glazed window, sky lights, tiled flooring, tiled splash back, double stainless steel cooker with gas hob and stainless steel extractor fan over.

Utility Room

A boiler serving domestic hot water and gas central heating, uPVC door to access the rear garden.

Dining Room

uPVC double glazed window, carpeted flooring and radiator.

Landing

uPVC double glazed window, storage cupboard. radiator and carpeted flooring. Doors to;

Master Bedroom

Two uPVC double glazed windows, carpeted flooring and radiator. Door to;

En Suite

Comprising of a low level WC, pedestal wash hand basin with mixer tap and a shower cubicle. uPVC double glazed window and carpeted flooring.

Bedroom Four

uPVC double glazed window, radiator and carpeted flooring.

Bathroom

Comprising of a low level WC, pedestal wash hand basin, panelled bath and a corner shower cubicle. uPVC double glazed window, laminate flooring and double radiator.

Bedroom Three

uPVC double glazed window, carpeted flooring and radiator.

Bedroom Two

uPVC double glazed window, carpeted flooring and radiator.

EXTERNALLY

Double Garage

Gardens

Front ample off road parking with side access to the rear garden.

A complete enclosed, large rear garden laid to lawn with patio area perfect to enjoy the summer evenings.

Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at fsteam@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding F

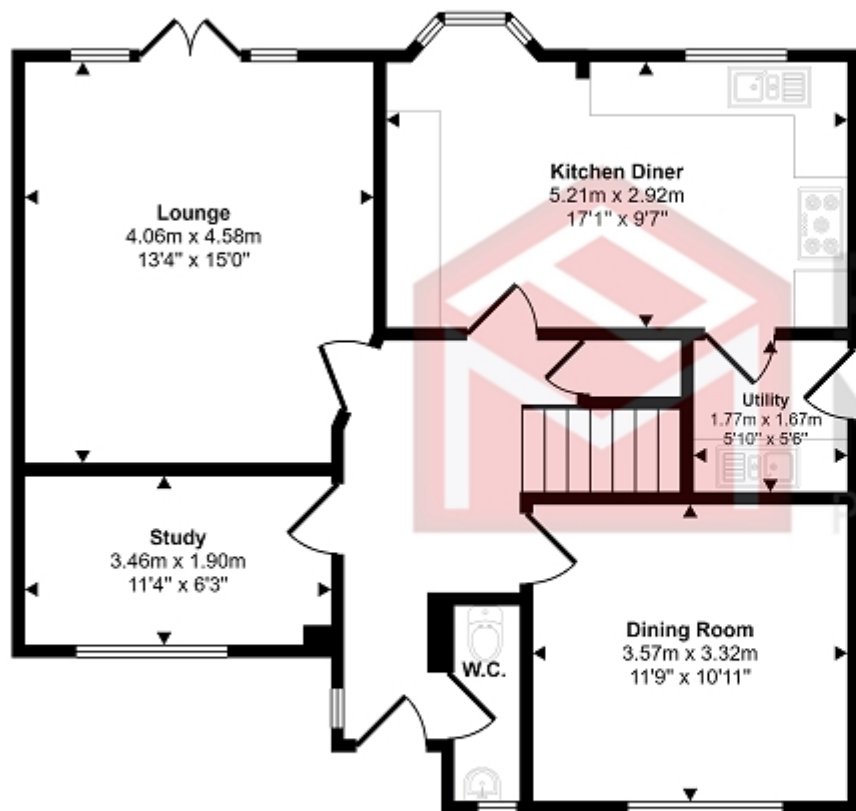
Current heating type Gas

Tenure (To be confirmed) Freehold

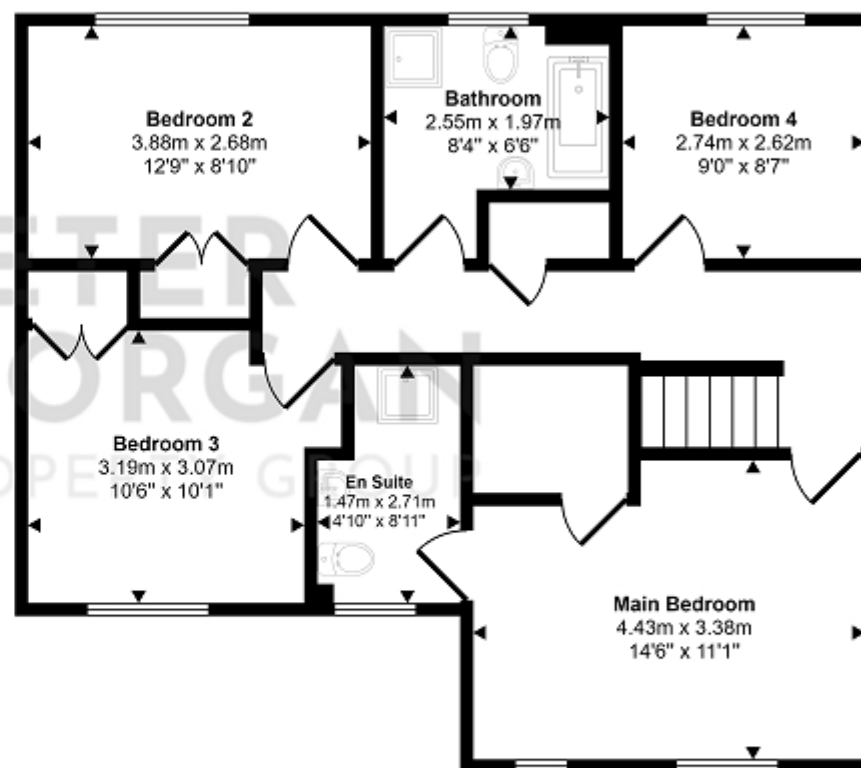




Approx Gross Internal Area
141 sq m / 1515 sq ft



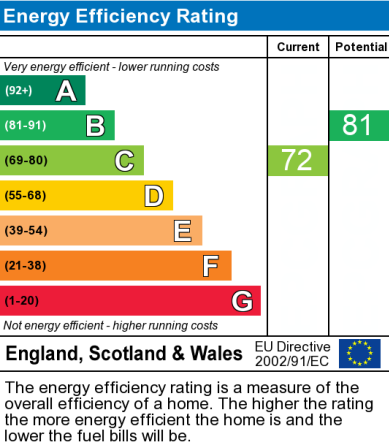
Ground Floor
Approx 71 sq m / 766 sq ft



First Floor
Approx 70 sq m / 749 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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