



PETER MORGAN

24 St. Davids Park, Margam, Port Talbot, Neath Port Talbot, SA13 2PU

£730,000

Main Features

- 4 bedroom detached house on a private road
- 1 bedroom annexe
- 3 reception rooms
- Conservatory
- Family bathroom and 2 ensuite shower rooms
- Situated near Margam Country Park, with access to beautiful natural scenery on your doorstep
- Whether you enjoy leisurely walks in the countryside or exploring historic landmarks, this location has something for everyone
- uPVC double glazing and combi gas central heating
- Council Tax Band: H. EPC: C
- Need a mortgage? We can help.

General Information

STEP INSIDE THIS 4 BEDROOM DETACHED HOME COMPLETE WITH WOOD BURNER, 2 ENSUITES AND A 1 BEDROOM ANNEXE LOCATED IN THE PICTURESQUE ST DAVIDS PARK, MARGAM.

Situated on a private road near Margam Country Park, with access to beautiful natural scenery on your doorstep. Whether you enjoy leisurely walks in the countryside or exploring historic landmarks, this location has something for everyone.

The property has accommodation comprising ground floor hallway, cloakroom, lounge, living room, dining area, conservatory, kitchen and utility room. First floor gallery landing, family bathroom and 4 bedrooms (2 with ensuite shower rooms. Externally there is a 1 bedroom annexe and front and rear gardens. The property benefits from uPVC double glazing and combi gas central heating.

Don't miss out on the opportunity to view this excellent property. Book your viewing and take the next step towards your dream home.

GROUND FLOOR

Entrance Hallway

Tiled floor. Carpeted staircase to first floor. Radiator. Cloakroom.

Cloakroom

uPVC frosted window to front Tiled floor. Wash and basin and W.C.

Lounge

uPVC double glazed window to front. Radiator. Wood flooring.

Living Room

2 uPVC windows to side. Triple uPVC windows to rear. Radiator. Log burner. Carpet. French wooden doors to entrance hallway.

Dining Area

uPVC window to front. Radiator. Carpet. Door to hallway.

Kitchen

uPVC window to rear uPVC door to outside uPVC doors to conservatory Fitted kitchen with integrated dishwasher. Space for freestanding cooker. Tiled floor.

Utility Room

Door from kitchen. Tiled floor. Gas Combi boiler location. Space and plumbed for washing machine. Consumer unit location.

Conservatory

uPVC French doors to garden. Tiled floor. Radiator.

FIRST FLOOR

Gallery Landing

uPVC window to front. Loft access hatch. Airing cupboard. Carpet. Carpeted staircase from ground floor.

Family Bathroom

uPVC frosted window to rear. 3 piece suite comprising W.C, wash hand basin and bath with overhead shower. Part tiled wall. Tiled floor.

Bedroom 1

uPVC window to front. Radiator. Carpet.

En-suite shower room

uPVC frosted window to side. 3 piece suite comprising W.C, dual wash hand basins and shower cubicle with tiled surround. Towel radiator. Part tiled walls. Tiled floor.

Bedroom 2

uPVC windows to side and rear. Carpet. Radiator.

En-suite shower room

uPVC frosted window to rear. 3 piece suite comprising W.C, wash hand basin with storage and shower cubicle. Part tiled walls. Tiled floor. Towel radiator.

Bedroom 3

2 uPVC windows to front. Radiator. Carpet.

Bedroom 4

uPVC window to rear. Radiator. Carpet.

EXTERIOR

GRANNY ANNEXE

Former garage.

Open Plan Kitchen/ Lounge

2 uPVC windows to front. uPVC window to side. Laminate flooring. Loft access hatch. Electric heater.. Consumer unit location. Fitted kitchen with integrated dishwasher. Space and plumbed for washing machine. Elec hob.

Bedroom

uPVC window to rear. Electric radiator. Laminate flooring.

Shower Room

uPVC frosted window to side. 3 piece suite comprising W.C, wash hand basin and single shower cubicle with cladded walls. Vinyl flooring,

Front Garden

Electric gated entrance to paved driveway for multiple vehicles and motor homes.

Rear Garden

Laid turf with mature hedges surrounding.

Mortgage Advice

PM Financial is the mortgage partner within 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 or email us at sales@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Current council tax banding

H

Current heating type

Combi

Tenure

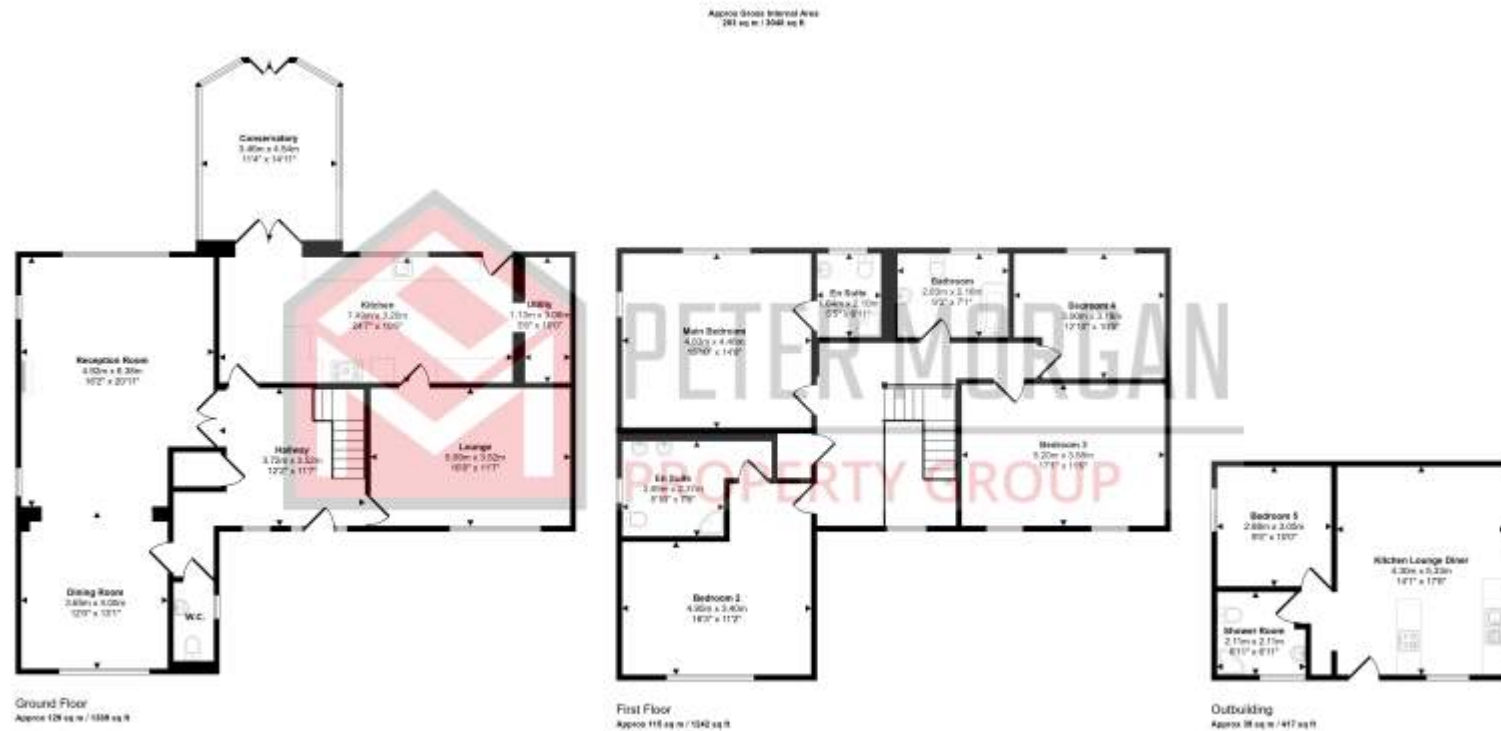
Freehold












This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any other area are approximate and no responsibility is taken for any error. Attention is drawn to the fact that the floorplan is only a guide and may not be the real one. Made with Magic Bricks 3D.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(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.



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.

Neath
Hub

npt@petermorgan.net
lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath
Financial Services

team@pmfinancial.net

The Mortgage House,
5 The Ropewalk,
Neath
SA11 1EW

Bridgend
Sales Hub

bcb@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Talbot Green
Hub

talbotgreen@petermorgan.net
lettingstg@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Carmarthen
Hub

carmarthen@petermorgan.net
lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Cardiff
Hub

cardiff@petermorgan.net
lettingscd@petermorgan.net

144 Crwys Road,
Cathays
Cardiff
CF24 4NP

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Neath Port Talbot Branch
35 Windsor Road, Neath. SA11 1NB
npt@petermorgan.net
VAT No : **821850148**

www.petermorgan.net
03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

