



Llys Castell, Field

£430,000

- No On Going Chain
- Four Bedroom Detached Home
- Two Receptions & Kitchen Diner
- Council Tax Band F
- Double Detached Garage
- EPC Rating: C



 4  2  3



About the property

Found on the semi rural village of Coed Hirwaun and adjacent to the 850 acre estate of Margam Park is this detached home with detached double garage. The property provides access to the local amenities including the shop and school and access to the M4.

Accommodation

Entrance Hall

Wood effect flooring. Radiator. Carpeted stairs to the first floor. Access to the study, cloakroom, kitchen and lounge

Cloakroom

Suite comprising Wc and wash hand basin. Tiled floor. Radiator.

Study

8' 11" x 6' 4" (2.72m x 1.93m)
Fitted carpet. Radiator. Box window to the front.

Lounge

18' 5" x 11' 9" (5.61m x 3.58m)
Fitted carpet. Remote controlled electric fireplace. Double doors through to the dining room. Coving to the ceiling. Wall lights. Bay window to the front

Dining Room / Sitting Room

11' 10" x 9' (3.61m x 2.74m)
Double door through from the lounge. French doors to the garden. Wood flooring. Radiator.

Kitchen / Diner

19' 3" x 9' 6" extending to 16' 1" (5.87m x 2.90m extending to 4.90m)
Fitted with a range of wall and base units with granite worktop over and upstanding. Under surface mounted sink, five ring gas hob with



extractor and built in double oven. Space for dishwasher, wine cooler and fridge freezer. Wood effect flooring through. Radiator. Window to the rear from the kitchen and from the dining area there are french doors through to the garden

Utility Room

7' 5" x 5' 5" (2.26m x 1.65m)

Provision for appliances. Sink and drainer. Wall mounted boiler (installed in 2023) Door to the side. Radiator.

Landing

Galleried landing. Feature window to the front. Fitted carpet. Access to the four bedrooms and the bathroom. Airing cupboard

Bedroom One

15' 1" x 11' 11" (4.60m x 3.63m)

Window to the front. Two Radiators. Two sets of fitted wardrobes. Fitted carpet. Access to the en-suite

En Suite

Windows to the side and the rear. Low level shower tray with thermostatic shower. Wash hand basin and Wc.

Bedroom 2

11' x 9' 10" (3.35m x 3.00m)

Window to the front. Built in wardrobe, Fitted carpet. Radiator.

Bedroom 3

11' 11" x 8' 11" (3.63m x 2.72m)

Window to the rear. Built in wardrobe, Fitted carpet. Radiator.

Bedroom 4

9' 11" x 8' (3.02m x 2.44m)

Window to the rear. Built in wardrobe, Fitted carpet. Radiator.

Bathroom

Window to the rear. Suite comprising bath with shower attachment, Wc and wash hand basin. Tiled walls. Fitted carpet. Radiator.

Front Garden

Open plan frontage laid to lawn with path leading to the front door and also to the gated side access.

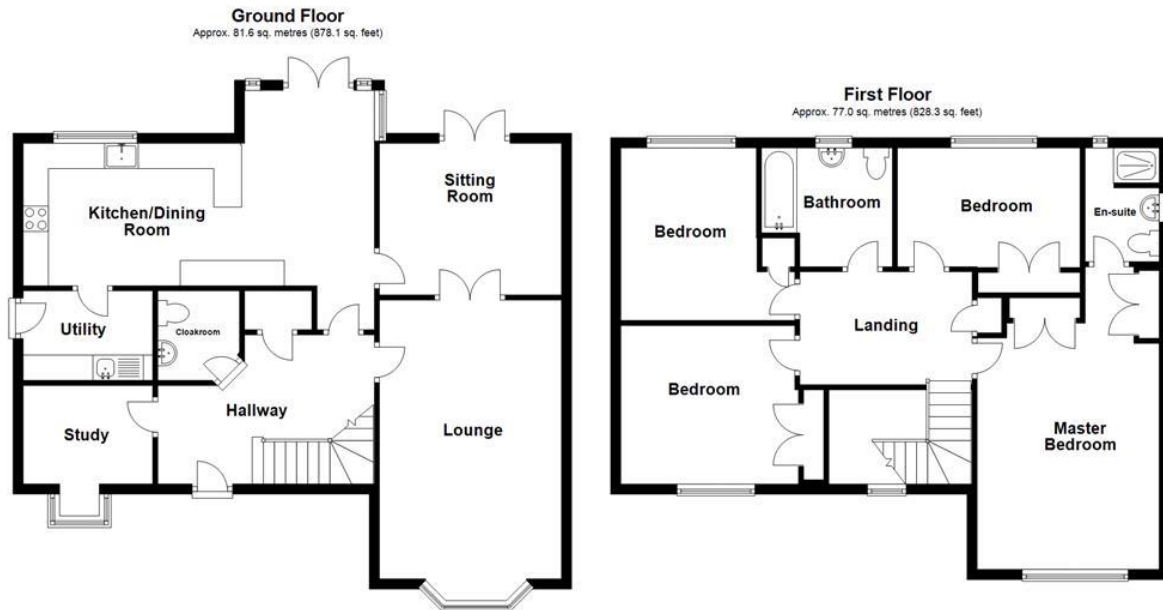
Rear Garden

Laid to lawn with paved area adjacent to the house. Garden sheds to remain

Garage

Double detached garage; remote electric doors and alarm.

Floorplan



Total area: approx. 158.5 sq. metres (1706.4 sq. feet)

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.