



Brombil Lodge Margam, Port Talbot, Neath
Port Talbot. SA13 2SR

Offers In Excess Of
£550,000

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RARE OPPORTUNITY to purchase this EXECUTIVE STYLE FIVE BEDROOM DETACHED home situated in the popular location of Margam benefiting from well proportioned family accommodation throughout. Located within close proximity to local shops, schools, amenities and transport links. The property benefits from under floor heating downstairs, speakers and sound system throughout and is within walking distance of the popular beauty spot Brombil Reservoir. Early viewing is highly recommended to appreciate what this beautiful family home has to offer. Can be offered with NO ONGOING CHAIN.

Offers In Excess Of £550,000 - Freehold

- Five bedroom detached house



DESCRIPTION

We are pleased to welcome to the market this RARE opportunity to purchase this EXECUTIVE STYLE FIVE BEDROOM DETACHED home located on a desirable development where properties rarely come up for sale. Located within close proximity to local shops, schools, amenities and transport links. With unique features such as ceiling speakers and music systems throughout the property, a rain recovery system for the toilets. Early viewing is highly recommended to appreciate what this beautiful family home has to offer.

Accommodation comprises to ground floor hallway, three reception rooms, kitchen/diner, utility area and downstairs cloakroom. To first floor master bedroom with dressing area and ensuite, three bedrooms and family bathroom.

Externally there is a driveway with ample off road parking, integral garage with gym, fifth bedroom above garage with ensuite and enclosed rear garden.

ENTRANCE

Accessed via oak effect PVCu part glazed door with two PVCu double glazed side panels into:

HALLWAY

Skimmed ceiling and coved. Inset spotlights. Emulsioned walls with one papered accent wall. Solid oak skirting board Solid wood herringbone flooring. Under floor heating. Solid oak staircase to first floor with storage underneath. Doors leading off.

RECEPTION 1 (21' 5" x 13' 0") or (6.53m x 3.95m)

Skimmed ceiling and coved. Emulsioned walls with one papered accent wall. Front facing oak effect PVCu double glazed window set within a bay with fitted roman blinds. Two side facing oak effect PVCu double glazed windows. Solid wood flooring. Under floor heating. Focal point to the room is a slate hearth and surround with an inset cream log burner and wooden mantle.

RECEPTION 2 (12' 11" x 12' 11") or (3.93m x 3.93m)

Skimmed ceiling and coved. Emulsioned walls. Front facing oak effect PVCu double glazed window set within bay with fitted roman blinds. Wood effecting laminate flooring. Under floor heating.

RECEPTION 3 (13' 0" x 12' 7") or (3.95m x 3.83m)

Skimmed ceiling and coved. Emulsioned walls. PVCu oak effect double glazed french doors leading to garden. Rear facing PVCu oak effect double glazed window with fitted wooden Venetian blind. Wood effect laminate flooring. Under floor heating.



KITCHEN/DINER (21' 4" x 12' 7") or (6.51m x 3.83m)

Skimmed ceiling and coved. Inset spotlights. Emulsioned walls. Rear facing oak effect PVCu double glazed window and french doors leading to the garden with fitted wooden Venetian blind. Ceramic floor tiles. Under floor heating. Kitchen is fitted with a range of cream gloss wall and base units with black granite worktops. One and a half stainless steel sink and drainer with waste disposal system and chrome hot and cold flexi tap. Five ring stainless steel gas hob built into island with overhead stainless steel and glass extractor hood. Two high level built in electric ovens. Side by side American fridge/freezer. Integrated built in dishwasher and wine cooler with glass door.

UTILITY AREA (8' 8" x 8' 0") or (2.65m x 2.43m)

Skimmed ceiling and coved. Inset spotlights. Emulsioned walls. Ceramic floor tiles. Under floor heating. Room is fitted with cream gloss wall and base units with black granite worktops. Stainless steel and sink drainer with chrome hot and cold mixer tap. Under counter space for two appliances.

DOWNSTAIRS CLOAKROOM (8' 0" x 3' 9") or (2.44m x 1.15m)

Skimmed ceiling and coved. Emulsioned walls. Ceramic floor tiles. Under floor heating. Room is fitted with a two piece white suite comprising low level w.c. and vanity wash hand basin with chrome hot and cold mixer tap set within a gloss finish vanity unit.

LANDING

Skimmed ceiling. Inset spotlights. Loft access hatch with drop down ladder. Emulsioned walls. Front facing oak effect PVCu double glazed window. Two radiators. Fitted carpet. Built in storage cupboard housing the water tank. Doors leading off.

MASTER BEDROOM (14' 6" x 13' 11") or (4.41m x 4.23m)

Skimmed ceiling. Emulsioned walls. Side facing oak effect PVCu double glazed window with curtain pole. Radiator. Fitted carpet. Door into:

DRESSING ROOM (11' 4" x 8' 2") or (3.45m x 2.50m)

Skimmed ceiling. Inset spotlights. Emulsioned walls. Rear facing oak effect PVCu double glazed window with fitted venetian blind. Radiator. Fitted carpet. Room is fitted with a bank of floor to ceiling built in wardrobes with two mirrored doors.

MASTER EN-SUITE (9' 9" x 7' 0") or (2.96m x 2.13m)

Skimmed ceiling. Inset spotlights. Floor to ceiling ceramic walls tiles. Ceramic floor tiles. Wall mounted chrome heated towel rail. Side facing frosted oak effect PVCu double glazed window with fitted roller blind. Room is fitted with a three piece suite comprising low level w.c. twin vanity wash hand basin with two chrome hot and cold mixertaps set within gloss vanity unit and walk in double width shower with chrome wall mounted shower and glass sliding doors.

BEDROOM 2 (13' 0" x 11' 4") or (3.96m x 3.45m)

Skimmed ceiling. Emulsioned walls with one papered accent wall. Rear facing oak effect PVCu double glazed window with curtain pole. Radiator. Fitted carpet.



BEDROOM 3 (12' 11" x 11' 4") or (3.93m x 3.45m)

Skimmed ceiling. Emulsioned walls. Front facing oak effect PVCu double glazed window with curtain pole. Radiator. Fitted carpet.

BEDROOM 4 (13' 0" x 10' 5") or (3.95m x 3.18m)

Skimmed ceiling. Emulsioned walls. Front facing oak effect PVCu double glazed window with curtain pole. Radiator. Fitted carpet.

FAMILY BATHROOM (12' 9" x 7' 9") or (3.89m x 2.37m)

Skimmed ceiling. Inset spotlights. Floor to ceiling ceramic walls tiles. Ceramic floor tiles. Wall mounted chrome heated towel rail. Side facing frosted oak effect PVCu double glazed window with fitted roller blind. Room is fitted with a four piece suite comprising low level w.c. vanity wash hand basin with chrome hot and cold mixertap set within vanity unit, centre fill bath with chrome hot and cold mixertap and shower head attachment and walk in double width shower with chrome wall mounted shower and glass sliding doors. Built in wall tv in bathroom.

INTEGRAL GARAGE

Accessed via electric up and over remote control door. Wall mounted gas fired boiler. Door into:

GYM (13' 6" x 8' 6") or (4.12m x 2.60m)

Skimmed ceiling. Emulsioned walls. Rear facing oak effect PVCu double glazed window with fitted venetian blind. Side facing oak effect PVCu double glazed door. Radiator. Vinyl flooring. Stairs up to bedroom five annexe accessed via side door.

BEDROOM 5 (15' 11" x 6' 11") or (4.84m x 2.11m)

Skimmed ceiling. Emulsioned walls. Wood effect laminate flooring. Front facing oak effect PVCu double glazed window with curtain pole. Radiator. Door into:

EN SUITE (8' 10" x 3' 0") or (2.68m x 0.91m)

Skimmed ceiling. Emulsioned walls. Ceramic floor tiles. Radiator. Room is fitted with a three piece suite comprising low level w.c. pedestal wash hand basin with chrome hot and cold mixertap, white low level shower cubicle with ceramic wall tiles with wall mounted shower and glass sliding doors.

OUTSIDE

To the front the garden is laid to lawn with tarmac driveway with off road parking for multiple vehicles. Paved pathway to front door. Wooden gates either side allowing access to the garden.

To the rear the garden has a good sized lawned area leading to a paved sun terrace with garden room currently in use as lounge/bar. Hot tub optional. Astro turf area with wooden storage shed. Steps leading upto paved sun terrace and lawned area. Garden is bounded by wood fence, hedging and railings. The garden backs onto the forestry land.


NOTES

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | 80 | |
| (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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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