



Payton  
Jewell  
Caines

Tudor Grove, Margam, Port Talbot, Neath  
Port Talbot. SA13 2ST

£425,000

**PJC** PAYTON  
JEWELL  
CAINES

## Tudor Grove, Margam, Port Talbot, Neath Port Talbot. SA13 2ST

RARE OPPORTUNITY to purchase this IMMACULATELY PRESENTED four bedroom detached house located on a desirable development where properties rarely come up for sale. Located within close proximity to local shops, Ysgol Cwm Brombil school, amenities and good transport links. Early viewing is highly recommended to appreciate what this beautiful family home has to offer.

**£425,000 - Freehold**

- Four bedroom detached house
- Two reception rooms
- Downstairs cloakroom
- Master bedroom with ensuite
- Off road parking and integral garage
- Garden room



## DESCRIPTION

PJC are delighted to welcome to the market this IMMACULATELY PRESENTED four bedroom detached house situated in the desirable area of Brombil Margam. Located within close proximity to local shops, Ysgol Cwm Brombil school, amenities and good transport links.

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

Externally there is a driveway with ample off road parking, integral garage currently used as a gym and enclosed rear garden with garden room.

## ENTRANCE

Accessed via part glazed PVCu front door with decorative glazed side panel leading into:

## HALLWAY

Skimmed ceiling with chrome inset spotlights. Emulsioned walls. Radiator. Dark wood effect laminate flooring. Staircase to first floor accommodation. Integral door into garage. Doors leading off.

## DOWNSTAIRS CLOAKROOM (5' 5" x 2' 11") or (1.64m x 0.89m)

Skimmed ceiling. Extractor fan. Emulsioned walls. Tiles to splashback areas. Radiator. Continuation of dark wood effect laminate flooring. Room fitted with a two piece white suite comprising wall mounted corner wash hand basin with chrome hot and cold mixertap and low level w.c.

## LOUNGE (16' 10" x 9' 10") or (5.12m x 2.99m)

Skimmed ceiling. Emulsioned walls with one papered accent wall. Two fitted wall lights. Fitted carpet. Wall mounted feature electric fire. Radiator. Rear facing PVCu double glazed window with fitted vertical blind. Opening into:

## DINING ROOM (10' 9" x 9' 9") or (3.28m x 2.98m)

Skimmed ceiling. Emulsioned walls with one mirror panelled feature wall. Fitted carpet. Radiator. Front facing PVCu double glazed window with fitted vertical blind.

## KITCHEN/DINER (16' 2" x 11' 1") or (4.93m x 3.38m)

Skimmed ceiling with chrome inset spotlights. Emulsioned walls. Black quartz tiles to splashback areas. Radiator. Black quartz floor tiles. Rear facing PVCu double glazed window with fitted roller blind. To the dining area there are rear facing PVCu double glazed french doors. Kitchen is fitted with a range of white gloss wall and base units with black granite worktops. Inset stainless steel sink with chrome hot and cold mixer tap. Undercounter dish washer and space for side by side fridge/freezer. Stainless steel five ring gas hob and double oven with stainless steel overhead extractor hood.

## INTEGRAL GARAGE

Accessed via traditional up and over garage door. Internal door leading to:



## UTILITY ROOM

Radiator. Laminate worktop and undercounter space for two appliances. Space for upright fridge/freezer. Red gloss fitted wall and base units. Wall mounted Baxi gas fired combination boiler.

## LANDING

Skimmed ceiling with chrome inset spotlights. Loft access hatch. Radiator. Built in storage cupboard with radiator and shelves. Doors leading off.

## MASTER BEDROOM (13' 7" x 11' 11") or (4.15m x 3.64m)

Skimmed ceiling with chrome inset spotlights. Emulsioned walls. Radiator. Dark wood effect laminate flooring. Two front facing PVCu double glazed windows with fitted vertical blinds. Built in storage cupboard. Door into:

## EN SUITE (8' 11" x 6' 11") or (2.72m x 2.12m)

Skimmed ceiling with chrome inset spotlights. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Chrome wall mounted heated towel rail. Front facing frosted PVCu double glazed window with fitted vertical blind. Room is fitted with a white suite comprising low level w.c. corner shower cubicle with mains fed wall mounted shower, shower tray and glass curved doors, twin his and hers white ceramic sinks set within a grey gloss vanity unit.

## BEDROOM 2 (15' 8" x 9' 10") or (4.77m x 3.00m)

Skimmed ceiling with chrome inset spotlights. Emulsioned walls with one feature papered wall. Radiator. Fitted carpet. Rear facing PVCu double glazed window with fitted vertical blind.

## BEDROOM 3 (11' 7" x 8' 7") or (3.52m x 2.62m)

Skimmed ceiling. Emulsioned walls. Radiator. Wood effect laminate floor. Rear facing PVCu double glazed window with fitted vertical blind.

## BEDROOM 4 (12' 4" x 7' 2") or (3.77m x 2.19m)

Skimmed ceiling with chrome inset spotlights. Emulsioned walls. Radiator. Fitted carpet. Rear facing PVCu double glazed window with fitted vertical blind.

## FAMILY BATHROOM (8' 10" x 7' 1") or (2.68m x 2.15m)

Skimmed ceiling with inset spotlights. Floor to ceiling ceramic wall tiles. Complementary ceramic floor tiles. Rear facing frosted PVCu double glazed window with fitted vertical blind. Wall mounted matt black heated towel rail. Room is fitted with a three piece suite in white comprising low level w.c. 'P'shaped bathtub with chrome hot and cold mixertap, shower head attachment with mains fed wall mounted shower and glass shower door. Vanity wash hand basin with chrome hot and cold mixertap set within a grey vanity unit.

## OUTSIDE

The front is open fronted and bounded on two sides by decorative stone wall. Front laid with imprinted concrete driveway, offering off road parking for several vehicles. Side wooden gate leading to the rear garden.

Rear garden is bounded on three sides by wood fencing. Large sun terrace laid with imprinted concrete leading to a further decked area with seating. Raised flower bed planted with shrubs overlooked by woodland. Wooden storage shed to remain.



## GARDEN ROOM (14' 10" x 12' 6") or (4.53m x 3.80m)

Emulsioned ceiling with inset spotlights. Emulsioned walls. Wood effect laminate flooring. Side facing PVCu double glazed window with fitted roller blind. PVCu double french doors with fitted roller blind. Built in bar counter to remain.


### NOTE

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](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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