

Payton
Jewell
Caines



Cwm Cadno, Margam, Port Talbot, Neath
Port Talbot. SA13 2TP

£285,000

PJC PAYTON
JEWELL
CAINES

Cwm Cadno, Margam, Port Talbot, Neath Port Talbot. SA13 2TP

We are delighted to present to the market this three bedroom detached house located in the highly desirable development of Margam Village. Close to local shops, Coed Hirwaun Primary School, local amenities and good transport links to Port Talbot town centre. Property is an ideal family home and is offered with no ongoing chain.

£285,000 - Freehold

- Three bedroom detached house
- Downstairs W.C.
- En-suite to bedroom one
- Generous enclosed garden
- Desirable location
- No onward chain



DESCRIPTION

We are delighted to present to the market this three bedroom detached house located in the highly desirable development of Margam Village. Close to local shops, Coed Hirwaun Primary School, local amenities and good transport links to Port Talbot town centre. Property is an ideal family home and is offered with no ongoing chain.

Accommodation briefly consist of hall, downstairs w.c., two reception rooms and kitchen. To the first floor master bedroom with en-suite, two bedrooms and family bathroom. Externally front garden with drive and garage. To the rear enclosed garden.

ENTRANCE HALL

Access via part glazed front door. Artexed ceiling. Skimmed and emulsioned walls. Fitted carpet.

DOWNSTAIRS W.C.

Artexed ceiling. Skimmed and emulsioned walls. PVCu frosted glazed window overlooking the side. Two piece suite in cream comprising low level w.c and wall mounted wash hand basin.

LOUNGE (15' 2" x 11' 9") or (4.62m x 3.58m)

Artexed ceiling. Coving. Skimmed and emulsioned walls. Fitted carpet. PVCu double glazed window overlooking the front. Radiator. Under stair storage. Glazed wooden french doors leading into:

DINING ROOM (10' 2" x 8' 6") or (3.10m x 2.58m)

Artexed ceiling. Coving. Skimmed and emulsioned walls. Fitted carpet. PVCu double glazed french doors leading to the rear garden. Radiator. Archway leading to:

KITCHEN (10' 2" x 6' 1") or (3.11m x 1.85m)

Artexed ceiling. Skimmed and emulsioned walls. Ceramic floor tiles. PVCu double glazed window overlooking the rear. Range of low level and wall mounted kitchen units. Coordinating roll top work surfaces. Ceramic tiles to splash back. Integrated electric oven and gas hob. One and half bowl inset sink with drainer with mixer tap. Plumbing for automatic washing machine. Space for fridge freezer. Wall mounted boiler.

LANDING

Stairs to first floor with fitted carpet and wooden balustrade. Artexed ceiling. Skimmed and emulsioned walls. Fitted carpet. Loft access. Storage cupboard housing hot water tank and additional shelf.

BEDROOM 1 (10' 4" x 9' 4") or (3.16m x 2.85m)

Artexed ceiling. Skimmed and emulsioned walls. Fitted carpet. PVCu double glazed window over looking the front. Radiator.

EN-SUITE

Artexed ceiling. Extractor fan. Skimmed and emulsioned walls. PVCu double glazed frosted window overlooking the front. Three piece suite comprising low level W.C., pedestal wash hand basin and shower cubicle with sliding glazed doors. Radiator.



BEDROOM 2 (9' 5" x 6' 9") or (2.86m x 2.06m)

Artexed ceiling. Skimmed and emulsioned walls. Fitted carpet. PVCu double glazed window overlooking the rear. Radiator.

BEDROOM 3 (10' 3" x 7' 10") or (3.12m x 2.39m)

Artexed ceiling. Skimmed and emulsioned walls. Fitted carpet. Window overlooking the rear. Radiator.

FAMILY BATHROOM

Artexed ceiling. Floor to ceiling ceramic tiles. Fitted carpet. PVCu double glazed frosted window overlooking the side. Three piece suite in white comprising low level W.C., pedestal wash hand basin and bath with mixer tap and shower attachment. Radiator. Extractor fan.


OUTSIDE

Enclosed rear garden with wooden fencing. Patio area. Laid to lawn. Side access via wooden gate. Enclosed front garden laid to lawn with pathway and perimeter shrubs. Tarmac driveway leading to single garage which has power and light.



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		86
(69-80) C	69	
(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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