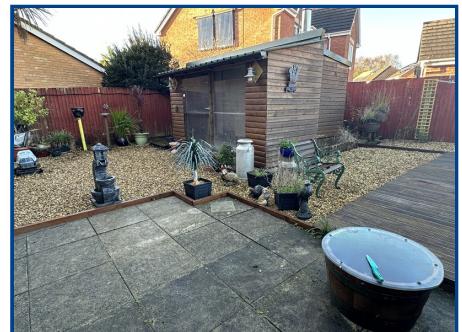


**Pant Y Rhedyn
Margam
Port Talbot
Neath Port Talbot.**

Price £325,000



- DETACHED PROPERTY
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- BATHROOM, CLOAKROOM & ENSUITE
- KITCHEN/BREAKFAST ROOM
- GARDENS & DRIVEWAY
- VIEWING IS RECOMMENDED



General Description

EPC Rating: C71

We are pleased to offer for sale this well presented substantial four bedroom detached family property situated in the popular area of Margam Village which has good access to the M4 Motorway. The Port Talbot Town Centre is a short drive away with its many shops, cafes and bars. Also the Aberavon Beach is close by which has many children's activities, a Cinema and a Leisure Centre. Council Tax Band E. Viewing is highly recommended to fully appreciate this house.

Property Description

Offered for sale is this four bedroom detached family home with the accommodation comprising of hallway, cloakroom, three reception rooms and kitchen/breakfast room to the ground floor with four bedrooms, ensuite to master bedroom and family bathroom to the first floor. The property benefits from having gas central heating, double glazing, gardens to the front and rear together with off road parking. Viewing is highly recommended.

Hall

Stairs to the first floor, storage cupboard, tiled flooring, coved ceiling and radiator.

Cloakroom

Comprising wash hand basin and low level W.C. Radiator, tiled flooring and part tiled walls.

Lounge (15' 07" x 12' 05") or (4.75m x 3.78m)

Feature fireplace, coved ceiling and radiator. Laminate floor, double glazed window to the rear and double glazed French doors to the rear.

Reception Room 2. (16' 08" x 8' 02") or (5.08m x 2.49m)

Laminate floor, radiator and double glazed window to the front.

Dining Room (9' 09" x 9' 01") or (2.97m x 2.77m)

Coved ceiling, radiator and double glazed window to the front.

Kitchen / Breakfast Room (18' 06" x 9' 01") or (5.64m x 2.77m)

Fitted with a range of base and wall units with complementary work surfaces over incorporating one and half bowl sink and drainer. Electric oven, four ring gas hob and extractor fan over. Utility area with sink and drainer, plumbing for washing machine and space for tumble dryer. Part tiled walls, laminate flooring, spotlights to ceiling, breakfast bar and radiator. Double glazed windows to the side and rear and double glazed door to the side.

First Floor Landing

Airing cupboard housing gas central heating boiler and shelving. Access to loft, radiator and double glazed window to the front.

Bedroom 1 (12' 07" Max x 11' 06" Max) or (3.84m Max x 3.51m Max)

Laminate floor, radiator, coved ceiling and double fitted wardrobe. Double glazed window to the rear.

En Suite

Comprising double shower cubicle with overhead shower, pedestal wash hand basin and low level W.C. Tiled flooring, radiator, part tiled walls and double glazed obscure window to the side.

Bedroom 2 (11' 09" x 11' 0") or (3.58m x 3.35m)

Laminate floor, radiator, coved ceiling and double fitted wardrobe. Double glazed window to the rear.

Bedroom 3 (8' 09" x 8' 04") or (2.67m x 2.54m)

Laminate floor, coved ceiling and radiator. Double glazed window to the front.

Bedroom 4 (9' 02" x 8' 04") or (2.79m x 2.54m)

Radiator, coved ceiling and double glazed window to the front.

Bathroom/W.C. (9' 06" Max x 6' 02" Max) or (2.90m Max x 1.88m Max)

Comprising panelled bath, wash hand basin and low level W.C. Part tiled walls, vinyl flooring, radiator and double glazed obscure window to the side.

Outside

Driveway to the front with parking for two vehicles, pedestrian access to the side leading to an enclosed rear garden laid to patio, decking and gravel. Outbuilding.

Broadband and Mobile phone

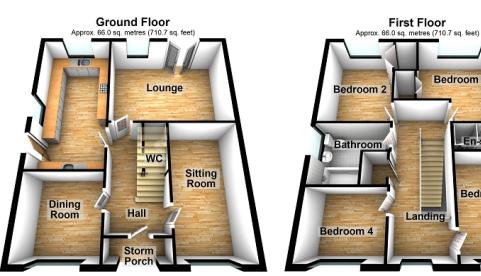
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold



Total area: approx. 132.0 sq. metres (1421.3 sq. feet)



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

