



22 Llys Castell, Margam – SA13 2UX
Port Talbot

£450,000

22 Llys Castell

Margam, Port Talbot

Presenting this spacious four bedroom detached property, ideally positioned in a sought after location and offered to the market with no onward chain. The welcoming entrance hall provides access to a generous lounge, perfect for relaxing or entertaining, and leads through to a contemporary kitchen and diner. The kitchen is thoughtfully designed with ample storage and worktop space, making it ideal for family meals or hosting guests. A convenient downstairs WC adds practicality for busy households. Upstairs, the property boasts four well-proportioned bedrooms, including a principal bedroom with its own en suite shower room for added privacy and comfort. The remaining bedrooms are served by a modern family bathroom, finished to a high standard. Throughout the home, large windows allow for plenty of natural light, creating a bright and inviting atmosphere in every room. Additional features include gas central heating and double glazing (where specified), ensuring year-round comfort and energy efficiency. Storage solutions are thoughtfully integrated, with fitted wardrobes in several bedrooms and a spacious airing cupboard on the landing. The home further benefits from driveway parking for multiple vehicles and a single garage, providing secure storage or additional parking as required. Whether you are upsizing for a growing family or seeking a well-located property with flexible living accommodation, this home offers a versatile layout to suit a variety of lifestyles. With its combination of modern conveniences, well-maintained interiors and a prime location close to local amenities, reputable schools and transport links, this property represents an excellent opportunity for discerning buyers. Early viewing is highly recommended to appreciate the space and quality on offer.





- Four bedroom detached property
- Sought after location
- No chain
- Kitchen / diner
- Downstairs WC, family bathroom and en suite
- Enclosed rear garden
- Driveway parking and garage

Entrance

Via composite front door into the entrance hall.

Entrance hall

17' 5" x 5' 7" (5.32m x 1.70m)

Laminate flooring, radiator and beautiful glass balustrade and staircase.

Lounge

18' 4" x 11' 10" (5.60m x 3.60m)

Two radiators, PVCu bay window, feature fireplace and laminate flooring.

WC

4' 11" x 2' 11" (1.50m x 0.90m)

Radiator and tiled flooring. Modern two piece suite comprising WC and wash hand basin.



Kitchen /diner

10' 2" x 27' 3" (3.10m x 8.30m)

Laminate flooring to the dining area and tiled to the kitchen. Breakfast bar, integrated five burner hob, dishwasher, microwave, oven, wine cooler and fridge/freezer. Two radiators and PVCu window overlooking the garden.

Utility

5' 3" x 8' 10" (1.60m x 2.70m)

Space for washing machine and dryer, sink, radiator, PVCu door to the side and timber framed door to the integral garage.

Garage

14' 9" x 8' 6" (4.50m x 2.60m)

Concrete floor and electric.

Family room

16' 6" x 11' 2" (5.02m x 3.40m)

Laminate flooring, two radiators, PVCu window and PVCu bi-fold doors and vaulted ceiling.

Landing

Fitted carpet, radiator and loft hatch. Airing cupboard with shelving and fitted carpet housing the boiler measuring 0.9m x 1.1m.

Bedroom 1

12' 10" x 11' 6" (3.90m x 3.50m)

Fitted carpet, two PVCu windows, two integral wardrobes and radiator.

En suite

11' 10" x 3' 7" (3.60m x 1.10m)

Modern three piece suite comprising shower, WC and wash hand basin. PVCu opaque window and radiator.

Bedroom 2

8' 2" x 13' 5" (2.50m x 4.10m)

Fitted carpet, fitted wardrobes, PVCu window and radiator.

Bedroom 3

8' 10" x 12' 6" (2.70m x 3.80m)

Fitted carpet, radiator, PVCu window and fitted wardrobes.

Bedroom 4

7' 10" x 8' 10" (2.40m x 2.70m)

Fitted carpet, radiator, PVCu window and fitted wardrobes.

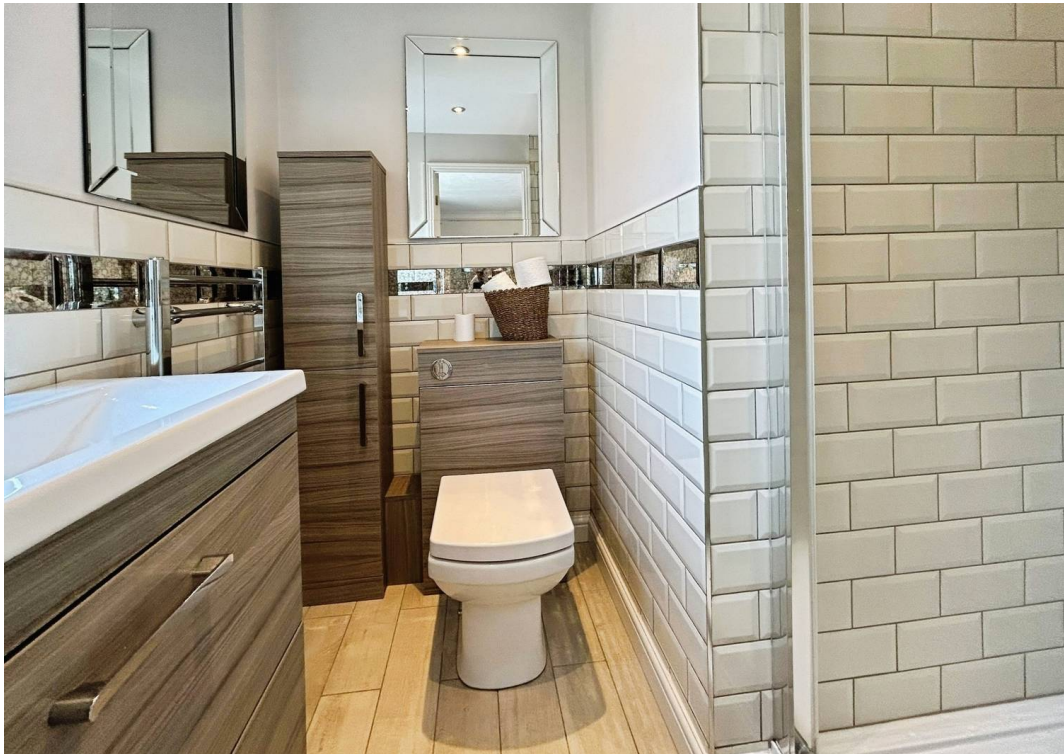
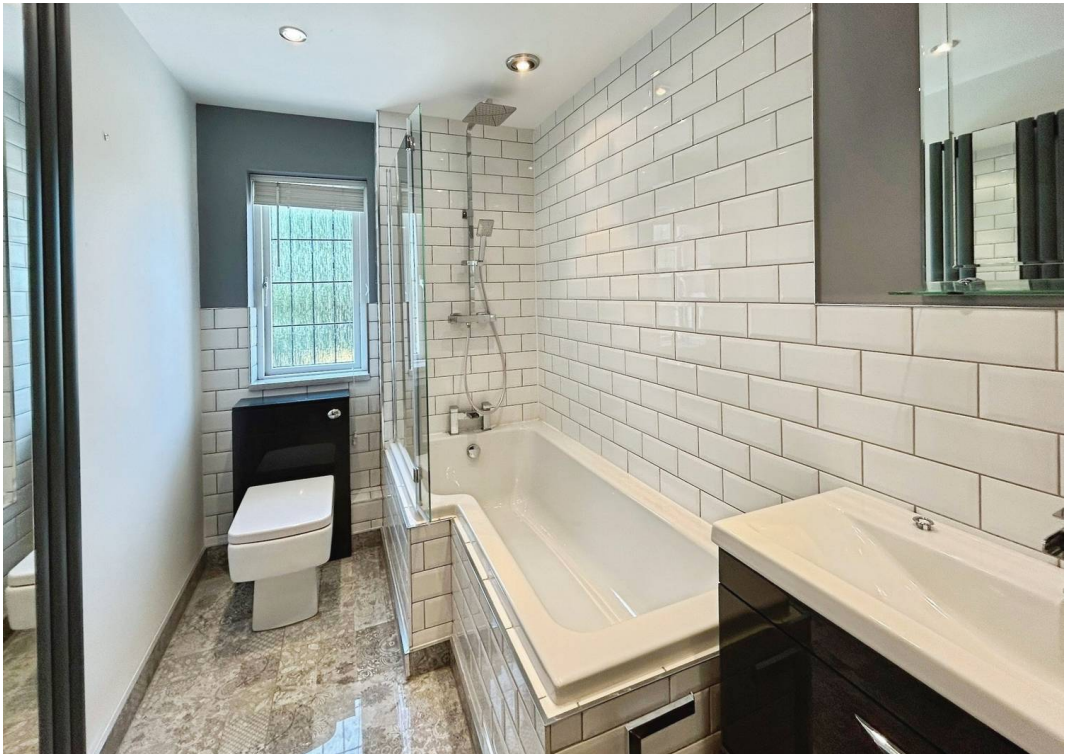
Bathroom

9' 2" x 5' 7" (2.80m x 1.70m)

Tiled flooring and walls. radiator and PVCu opaque window. Modern three piece suite comprising vanity wash hand basin, WC and bath with overhead shower.

Outside

To the front is a driveway for 3 cars, lawned area and access to the garage. Enclosed rear garden laid to patio and Astroturf with shed.







Payton Jewell Caines

Payton Jewell Caines, 53 Station Road – SA13 1NW

01639891268 • porttalbot@pjchomes.co.uk • pjchomes.co.uk/

These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.