
3, Nant Y Wiwer
Margam, SA13 2XX
Watts
&Morgan

3 Nant Y Wiwer

Margam Village, Margam SA13 2XX

£215,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A three-bedroom semi-detached property situated in Margam Village, offering excellent access to the M4 corridor, a range of local amenities, and within walking distance of the local primary school and convenience store. Margam Country Park is just a few minutes away.
The accommodation comprises an entrance hallway, downstairs WC, spacious living room, and a kitchen/diner with access to the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom.
Externally, the property benefits from driveway parking for one vehicle, a single garage, and an enclosed rear garden with patio and lawn areas, along with side access to the front. Offered to the market with no onward chain.

Directions

* Bridgend Town Centre - 9.1 Miles * Port Talbot Town Centre- 5.7 Miles * Cardiff City Centre - 28 Miles * J38 of the M4 - 2.2 Miles

Your local office: Bridgend
T 01656 644288 (1)
E bridgend@wattsandmorgan.co.uk













Summary of Accommodation

ABOUT THE PROPERTY

The property is accessed via a composite front door, opening into a welcoming entrance hallway featuring carpeted flooring and a carpeted staircase leading to the first floor.

Positioned to the front of the property, the generously sized living room benefits from carpeted flooring and a large front-facing window.

Located at the rear of the property, the kitchen/diner is fitted with a range of coordinating wall and base units, complemented by contrasting work surfaces. The room also benefits from vinyl flooring and a rear-facing window. There is a freestanding fridge freezer and washing machine to remain. The dining area is fitted with carpeted flooring complete with patio doors providing access to the enclosed private rear garden.

The ground floor WC features vinyl flooring and is fitted with a two-piece suite comprising a wash hand basin and WC, complemented by a front-facing window.

To the first floor, the carpeted landing features a side-facing window and provides access to three well-proportioned bedrooms, the family bathroom and a convenient storage cupboard over the stairs.

The main bedroom is situated to the rear of the property and benefits from carpeted flooring and a large rear-facing window. The room also benefits from a double built in wardrobe.

Bedroom two is a generously sized double room positioned to the front of the property, featuring carpeted flooring, a front-facing window, and a single built-in wardrobe.

Bedroom three is located to the rear of the property and offers carpeted flooring and a rear-facing window.

The family bathroom is fitted with vinyl flooring and a contemporary three-piece suite comprising a wash hand basin, WC, and bath with shower over, in addition to a front-facing window.

GARDEN AND GROUNDS

Approached off Nant-Y-Wiwer, No. 3 benefits from a private driveway offering off-road parking for one vehicle, as well as benefitting from a single garage. To the rear, the property features a private, enclosed garden, with patio area and lawn enclosed by fencing.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; ‘C’. Council Tax is Band 'D'.

AML

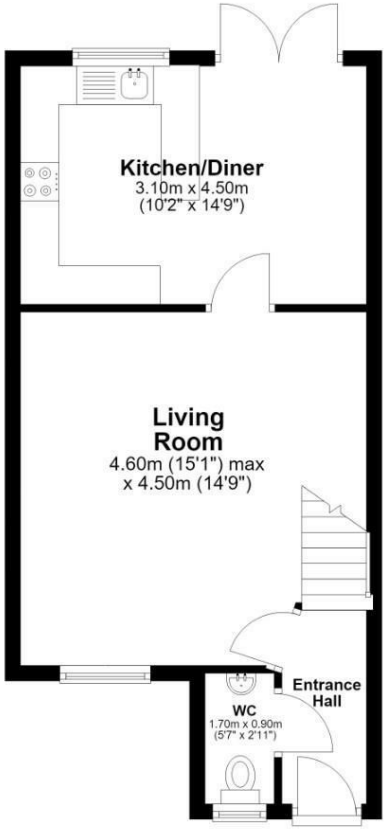
Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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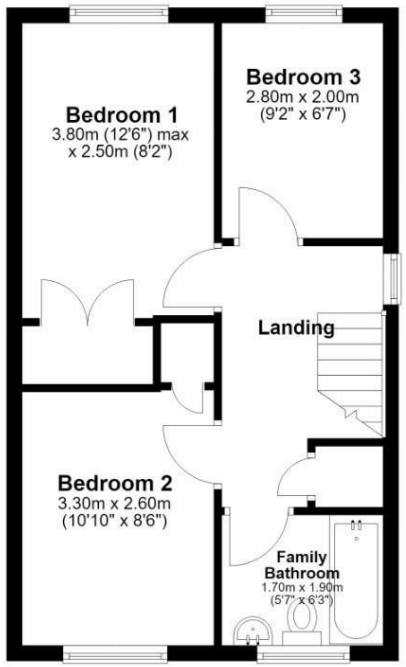
Ground Floor

Approx. 38.9 sq. metres (418.5 sq. feet)



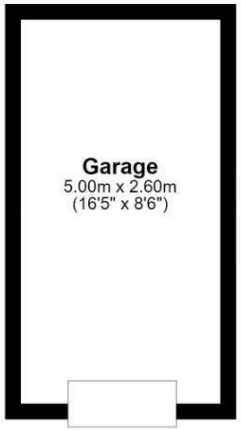
First Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



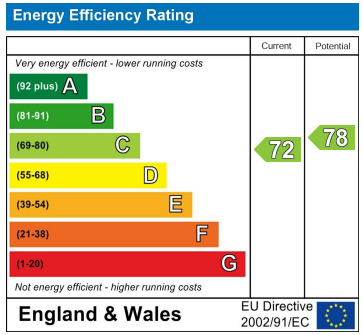
Garage

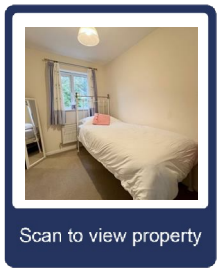
Approx. 13.0 sq. metres (139.9 sq. feet)



Total area: approx. 89.3 sq. metres (961.2 sq. feet)

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Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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