



16 Lawnt Y Marlat, Margam

£185,000 Freehold

Modern Two Double Bedroom End Terraced Property • Fitted Kitchen To The Front Of The Property • Lounge With French Doors Out Onto The Garden • Family Bathroom & Downstairs WC • Spacious Private Low Maintenance Rear Garden With Shed • Sought After Location Within Walking Distance To Margam Country Park • Tucked away in a Cul-De-Sac Location • Ideal For A First Time Buyer • Close To Village Shop, School, Park & Duck Pond • Easy Access to M4 At Junction 37 & 38

DanielMatthew
ESTATE AGENTS



Modern 2 double bed end terrace with spacious lounge, large private garden, parking, and great access to M4. Close to Margam Country Park, shops, school, and amenities. Ideal for first-time buyers.

Council Tax band: C

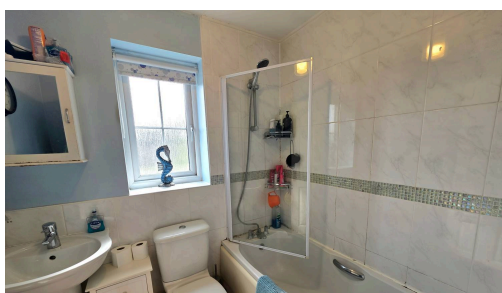
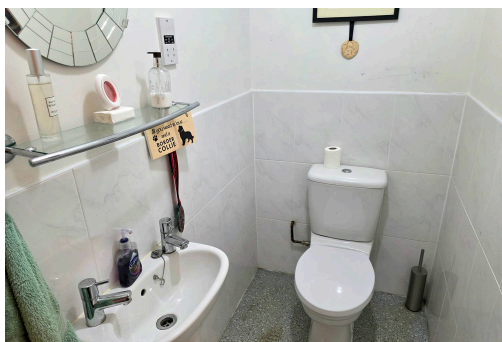
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Entrance Hallway

Enter via front door into spacious hallway. Fitted carpets and flat skimmed walls and ceiling. Radiator. Staircase off to first floor. Doors to kitchen, WC and lounge.

Kitchen

9' 1" x 7' 8" (2.77m x 2.34m)

A fully fitted kitchen with pleasant outlook to the front via a UPVC double glazed window. The kitchen comprises of a range of wall and base units to include inset draws and coordinating work surfaces. Tiling to splash back areas and a one and a half bowl stainless steel sink with mixer tap and drainer. Integrated electric oven with gas hob and canopy extractor over. Plumbing and space for washing machine and slimline dishwasher, space for tall fridge freezer. Vinyl flooring, skimmed ceiling with spot lights.



Cloakroom/ WC

A two piece suite in white to include a wash hand basin and WC. Half tiled walls, vinyl flooring, radiator, shaving point and extractor.

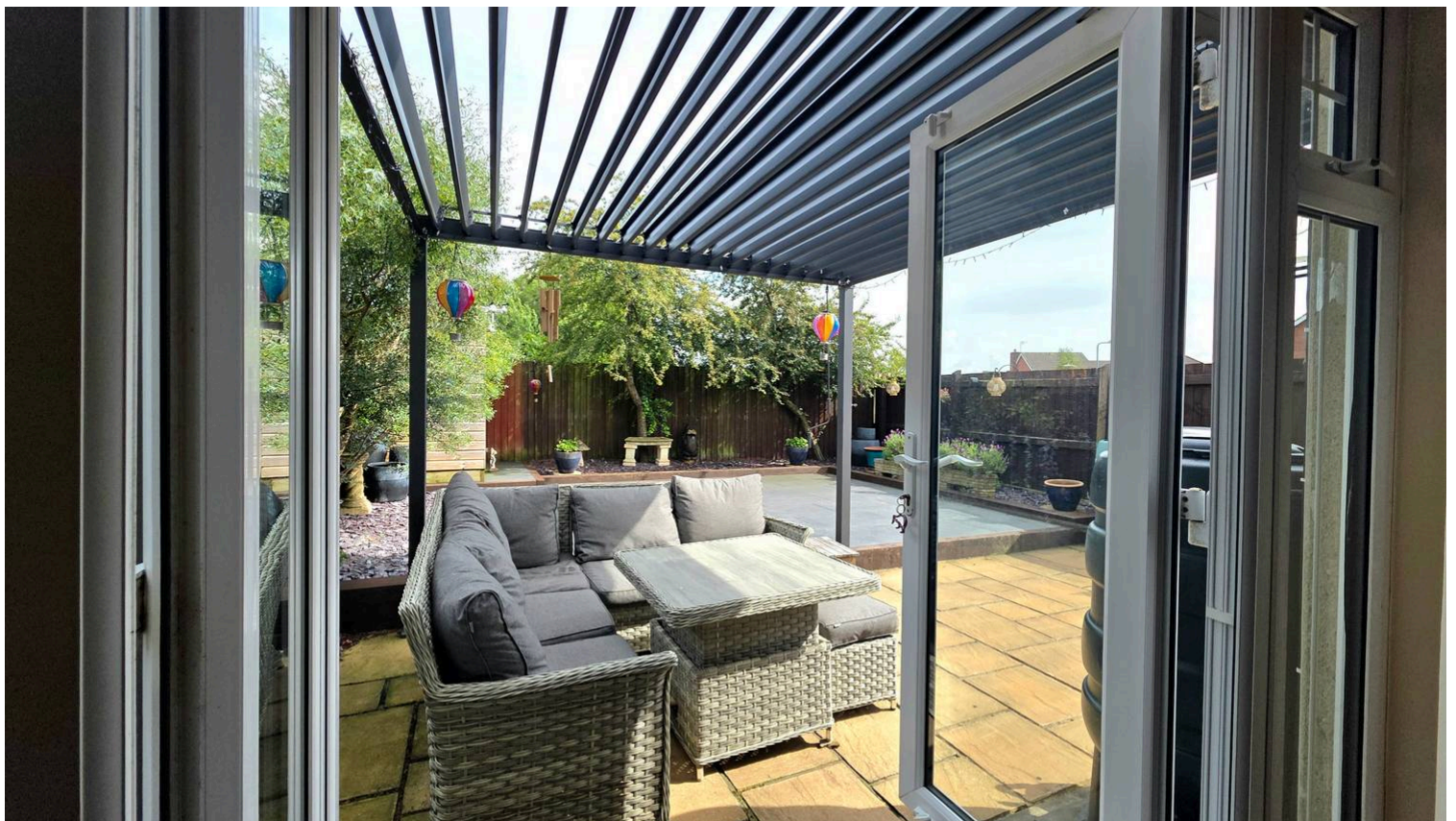
Lounge

13' 0" x 12' 0" (3.96m x 3.66m)

A pleasant room with a lovely outlook via UPVC double glazed French doors out to the private garden. Skimmed walls and ceiling, fitted carpets, radiator and understairs storage cupboard.

Landing

The Landing gives access to all first floor rooms. Fitted carpets and radiator. Access to loft which is part

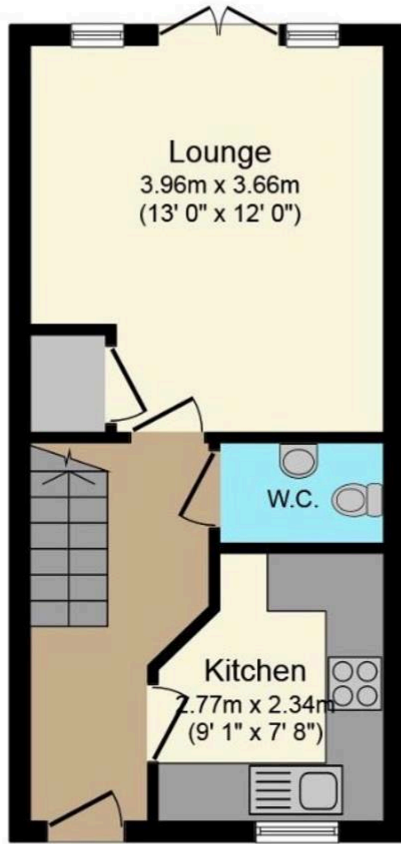


GARDEN

The garden is larger than average and has been designed with low maintenance in mind, providing attractive outdoor space that is practical and easy to take care for. Enjoying a high degree of privacy and not being overlooked which is ideal for relaxing and entertaining. The garden features borders with established plants. The large shed is to remain (the two small sheds and kennel are not to remain). A gate provides convenient access to the front. The front garden is open plan and maintenance free.

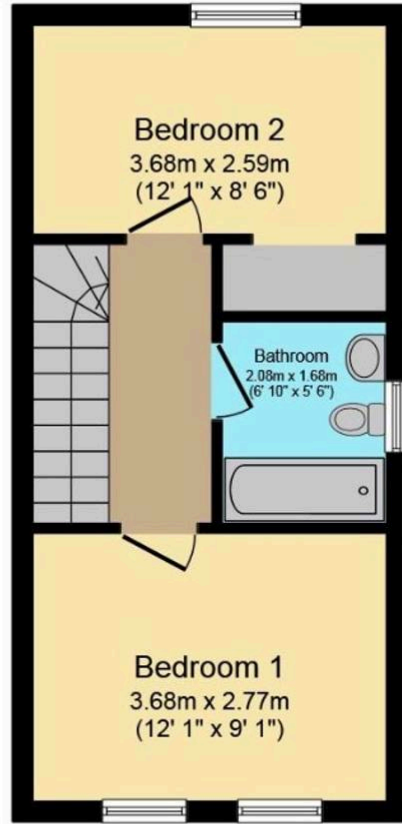






Ground Floor

Floor area 29.0 sq. m. (312 sq. ft.)
approx



First Floor

Floor area 29.0 sq. m. (312 sq. ft.)
approx

a 58.0 sq. m. (624 sq. ft.) approx

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