

5 Llys Y Ddraenog  
Margam Village  
Neath Port Talbot  
SA13 2TQ

£336,950



- Four Double Bedroom Detached Property
- Two Reception Rooms
- Generous Kitchen / Dining Room
- Utility Room Plus Cloakroom / WC
- Ensuite to Large Master Bedroom
- Private Landscaped Rear Garden
- Excellent Location For Commuting Junc. 37 & 38
- Quiet Cul-De-Sac With Driveway
- Walking Distance to Primary School & Margam Park



Ref: PRA10306

Viewing Instructions: Strictly By Appointment Only

## General Description

Daniel Matthew are pleased to offer for sale this delightful four bedroom detached home, nestled in a quiet cul-de-sac, close to the beautiful Margam Country Park and a few minutes walk to Coed Hirwaun primary school and with easy access to the M4 at junctions 37 and 38. It's the perfect home for families. Inside, there are two separate reception rooms, a generous kitchen / dining room, utility room, cloakroom/WC, four double bedrooms with an ensuite to the large master bedroom plus a family bathroom. The private well maintained rear garden offers space to relax and entertain. The off road parking to the front provides an added convenience. This property really has it all ! Viewing comes highly recommended to appreciate the presentation and location. Call 01656 750764 to arrange an appointment.

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## Accommodation

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### Hallway

Enter via front door into spacious hallway. Skimmed walls and ceiling, smoke alarm and radiator . Carpeted staircase to the first floor. Under stairs storage. Karndean flooring.

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### Lounge (16' 7" x 10' 10") or (5.05m x 3.29m)

Situated to the front of the property with UPVC double glazed window over looking the front garden and radiator under. Skimmed walls and ceiling with coving. Fitted carpets. The focal point of the room is a mantle piece with an open fire.

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### Reception Room (17' 3" x 8' 10") or (5.25m x 2.70m)

Situated to the front of the property, this second reception room / sitting room is currently being used as a fifth bedroom. Skimmed walls and ceiling with coving. UPVC double glazed window to front with radiator under. Laminate flooring.

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### Kitchen / Dining Room (20' 1" x 10' 0") or (6.12m x 3.06m)

This open plan room is beautifully presented and benefits from a UPVC double glazed window and French doors out onto the tastefully designed rear garden. The fitted kitchen has a range of wall and base units to include inset draws with coordinating work surfaces and tiling to all splash back areas. A double Belfast sink with drainer and mixer taps. An integrated Bosch electric oven with a five ring gas hob and extractor over. Plumbing for dishwasher. Space for a tall fridge freezer and dining table and chairs. Skimmed walls and ceiling with coving and spots lights. Karndean flooring. Door leading to utility room.

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### Utility Room (5' 9" x 5' 4") or (1.76m x 1.62m)

A range of fitted wall and based units that match the kitchen. Coordinating work surfaces. Sink unit with drainer and mixer taps. Plumbing for automatic washing machine and space for tumble dryer. Back door leading to garden. Door leading to cloakroom/wc.



### Cloakroom/w.c

Two piece suite in white which includes a WC and pedestal wash hand basin, half tiled walls. Radiator. Obscure UPVC double glazed window. Skimmed ceiling and Karndean flooring.

### Landing

Fitted carpets. Access to attic which is boarded. Door into airing cupboard which houses the combination central heating boiler which is approximately six years old. Doors off to all first floor rooms.



### Master Bedroom (15' 6" x 11' 3") or (4.73m x 3.44m)

This spacious well presented room is a key selling point of this home. Situated to the front of the property with UPVC double glazed window with radiator under. Skimmed walls and ceiling with coving and centre light. Fitted carpets. Built in double wardrobes and cupboard. Door leading to ensuite.



### En Suite

A three piece suite in white with a shower cubicle, wash hand basin and WC. Half tiled walls with skimmed and coved ceiling. Radiator. UPVC obscure double glazed window. Vinyl flooring.



### Bedroom Two (14' 3" x 8' 2") or (4.35m x 2.48m)

A double bedroom situated to the front of the property with UPVC double glazed window and radiator under. Skimmed and coved ceiling. Laminate flooring. Built in double wardrobes.



### Bedroom Three (15' 6" x 11' 3") or (4.73m x 3.44m)

This double bedroom is situated to the rear of the property with UPVC double glazed window and radiator under. Skimmed and coved ceiling. Built in double wardrobe. Fitted carpets.



### Bedroom Four (11' 4" x 7' 7") or (3.46m x 2.31m)

This double bedroom is situated to the rear of the property with UPVC double glazed window and radiator under. Skimmed and coved ceiling. Fitted carpets.



### Bathroom (6' 11" x 5' 9") or (2.11m x 1.74m)

A three piece suite in white with shower over a panelled bath and shower screen, sink with vanity cupboard. Tiling to all splash back areas. Extractor. UPVC obscure double glazed window. Vinyl flooring.



### Garden

The impressive landscaped rear garden is enclosed and private. Large patio area with artificial grass and decked to the rear. The garden includes an abundance of mature trees, bushes and shrubs.

The front is open plan with a turfed garden and a driveway.

## Services

Mains electricity, mains water, mains gas, mains drainage

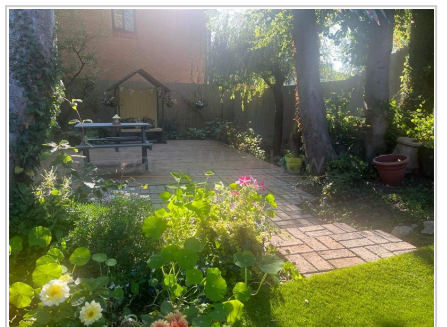
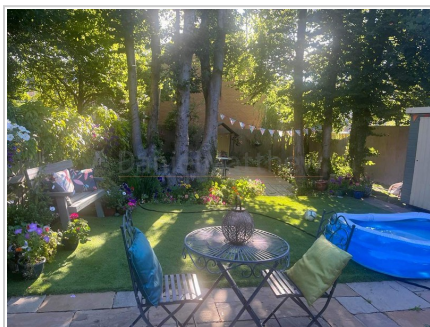
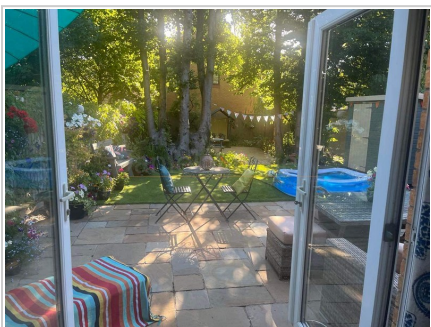
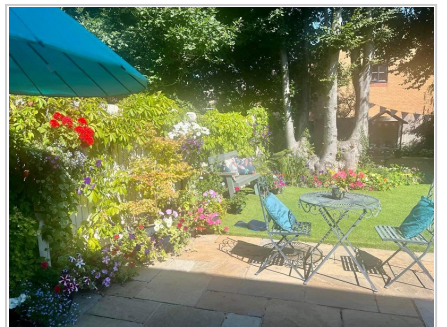
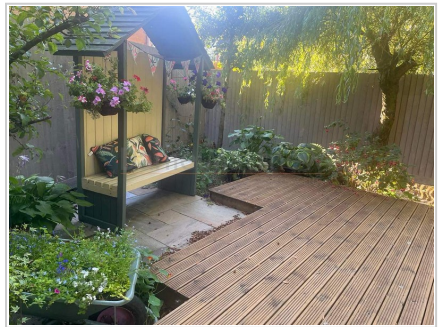
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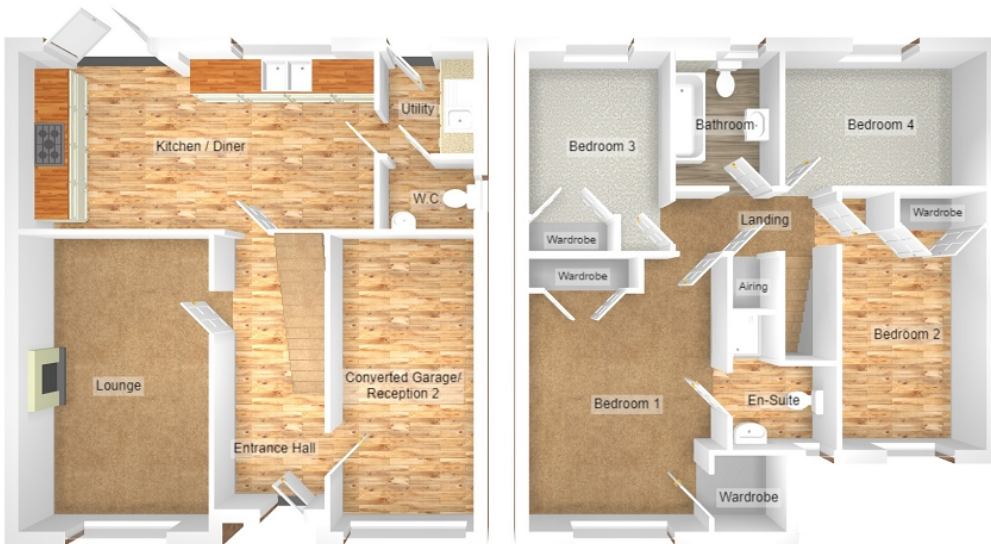
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E





*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*