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Margam
Neath Port Talbot
SA13 2TE

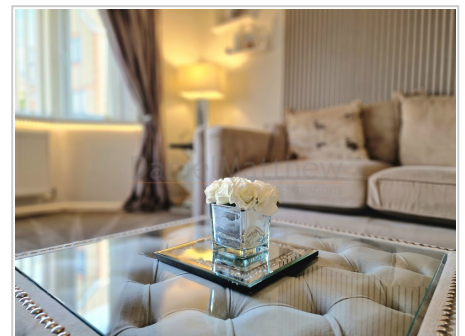
£345,000



- Four Bedroom Detached Family Home
- Lounge
- Conservatory
- Open Plan Kitchen/Diner
- Utility Room
- Ensuite and Dressing Area To Master Bedroom
- Garden To Front and Rear
- Garage
- Off Road Parking
- Good M4 Access

Ref: PRA10362

Viewing Instructions: Strictly By Appointment Only



General Description

* Four Bedroom Family Home * Daniel Matthew are pleased to offer this lovely four bedroom detached family home situated in the quiet village of Margam. Comprising entrance hallway, lounge, open plan kitchen/diner, conservatory, utility and cloakroom room. To first floor four ample sized bedrooms with ensuite to Master and family bathroom. Further benefits off road parking, garden to front and rear, garage with internal access to property. Viewings are highly recommended to appreciate size and location. With good links to M4 and walking distance to Margam Country Park. Close to amenities including shop, local park and primary school. Call our team to arrange a viewing on this property 01656 750764.

Accommodation



Entrance Hallway

Enter via composite door to hallway, comprising textured ceiling, plain walls, laminate flooring, radiator, understairs storage cupboard, door to garage, stairs to first floor, doors leading to ground floor rooms.



Cloakroom/w.c

UPVC double glazed obscured window to front aspect, textured ceiling, plain walls with tiled splashback, low level WC, wash hand basin with vanity unit beneath, heated towel rail.



Lounge (13' 7" x 14' 0") or (4.14m x 4.26m)

UPVC double glazed bay front window, textured ceiling, coving, plain walls, carpet flooring, radiator, UPVC double glazed window to side aspect.



Kitchen/ Diner (21' 4" x 9' 5") or (6.50m x 2.88m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls. Matching wall and base units, integrated appliances include hob and oven, dishwasher, fridge/freezer. Stainless steel sink/drainer, door to utility room, laminate flooring to kitchen area, carpet flooring to dining area, radiator, opening to conservatory.

Utility Room

Door to side leading to rear garden, textured ceiling, plain walls, laminate flooring, plumbing for washing machine, wall mounted boiler.



Conservatory (15' 1" x 9' 7") or (4.60m x 2.91m)

UPVC built conservatory with dwarf wall, carpet flooring, French doors leading to rear garden.

Landing

UPVC double glazed window to side aspect, textured ceiling, plain walls, carpet flooring, airing cupboard, access to loft, doors leading to all first floor rooms.



Master Bedroom (13' 7" x 12' 2") or (4.14m x 3.72m)

Dual aspect UPVC double glazed window to front and side aspect, textured ceiling, plain walls, carpet flooring, radiator, arch to dressing area comprising fitted wardrobes and door to ensuite.



En Suite

UPVC double glazed obscured window to front aspect, textured ceiling, plain walls with tiled splashback, low level WC, wash hand basin, shower cubicle, radiator.



Bedroom Two (11' 5" x 8' 8") or (3.49m x 2.64m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, radiator, built in wardrobes, carpet flooring.



Bedroom Three (9' 10" x 9' 1") or (3.00m x 2.78m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, carpet flooring, radiator.



Bedroom Four (9' 0" x 8' 10") or (2.75m x 2.68m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, carpet flooring, radiator.



Bathroom

UPVC double glazed obscured window to rear aspect, textured ceiling, plain walls with tiled splashback, low level WC, panelled bath, wash hand basin, radiator, vinyl flooring.



Outside

Front - Off road parking leading to single garage, side access to rear garden, laid to lawn.

Rear - Fenced boundaries, patio area, laid to artificial grass, decorative slate area with pagoda.

Services

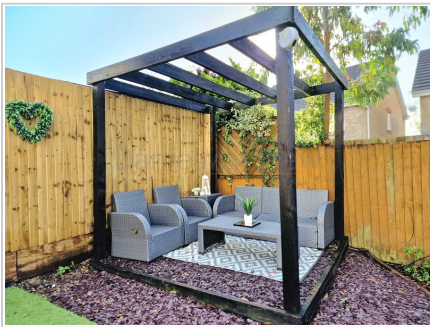
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E





Ground Floor



1st Floor

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.