

10 Lawnt Y Marlat
Margam Village
Port Talbot
Neath Port Talbot
SA13 2BH

£1,150 Monthly



- A Stunning Home, Finished To A High Standard
- Three Bedroom Semi Detached
- Cloakroom/WC and Ensuite
- Spacious Lounge, Doors Leading To Private Garden
- Driveway Leading To Garage
- Electric Car Charger
- Available With Immediate Occupation
- Situated Close To Junc. 37 & 38 of The M4



Ref: PRA10470

Viewing Instructions: Strictly By Appointment Only

General Description

REFURBISHED THROUGHOUT TO A HIGH STANDARD Daniel Matthew are pleased to offer for rent this three bedroom semi detached property which is available for immediate occupation. Situated on the popular sought after location of 'Margam Village', close to junction 37 & 38 of the M4 and Margam Country Park. The property comprises of an entrance hallway, kitchen/breakfast room, spacious lounge, cloakroom/wc, three bedrooms with ensuite to master and family bathroom. The rear garden is private and has a driveway leading to a garage. It has been refurbished throughout to an excellent standard, upgrades includes: Brand new boiler; Decorated throughout; New down lights throughout; New bathroom and downstairs cloakroom; Quality carpets; New gas hob; Sockets and switches finished in chrome; Insulation to the attic plus lighting and boarding; Electric car charger with lighting inside and outside of the garage. If you would like an opportunity to live in this beautiful semi rural location in this stunning home please contact us on 01656 750764

Accommodation



Entrance Hallway



Kitchen/ Breakfast Room (11' 7" x 7' 10") or (3.54m x 2.40m)



Lounge (15' 6" x 15' 2") or (4.73m x 4.62m)



Landing



Master Bedroom (11' 7" x 10' 11") or (3.52m x 3.34m)



En Suite



Bedroom Two (10' 2" x 7' 9") or (3.10m x 2.35m)



Bedroom Three (7' 9" x 4' 10") or (2.35m x 1.48m)



Garden

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C77

Council Tax

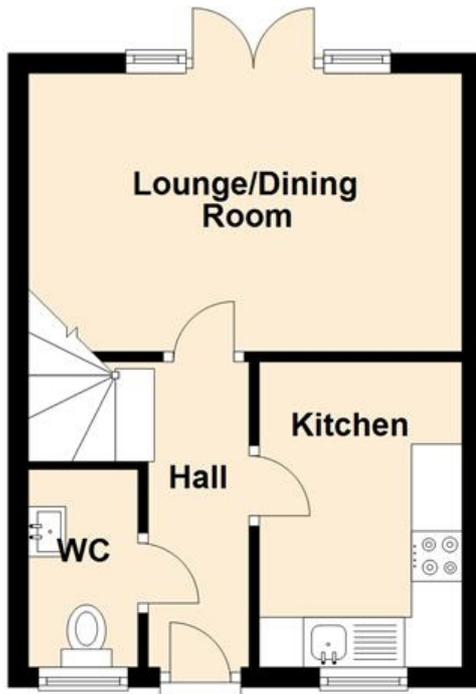
Band D

Deposit: £1,326.00



Ground Floor

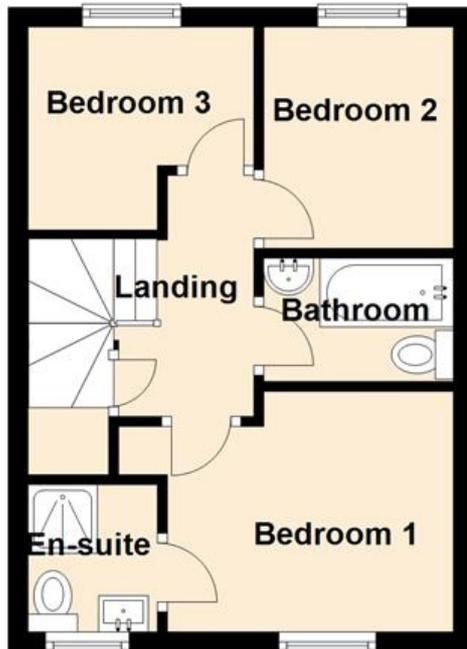
Approx. 25.4 sq. metres (273.9 sq. feet)



Total area: approx. 51.9 sq. metres (558.4 sq. feet)

First Floor

Approx. 26.4 sq. metres (284.5 sq. feet)



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.