

7 Nant Y Wiwer  
Margam Village  
Port Talbot  
Neath Port Talbot  
SA13 2XX

£165,000



- Modern Two Bedroom Terrace Property
- Fitted Kitchen Redesigned & Upgraded
- Lounge With French Doors To Garden
- High Specification Bathroom
- Built In Wardrobes To Both Bedrooms
- Low Maintenance Private Rear Garden
- Parking Space To Front
- Sought After Location Close To Margam Park
- Easy Access To Junc. 37 & 38 Of The M4
- IDEAL PURCHASE FOR A FIRST TIME BUYER

Ref: PRA10901

Viewing Instructions: Strictly By Appointment Only



## General Description

\*\*\*SUPERB LOCATION WALKING DISTANCE TO MARGAM COUNTRY PARK\*\*\* Daniel Matthew are pleased to offer for sale this delightful two bedroom terraced property, situated in sought after location of Margam Village. Walking distance to the beautiful Margam Country Park, Coed Hirwaun Primary school and village shop. Easy access to the M4 at junctions 37 and 38. It's the perfect home for a first time buyer. Inside, there is an upgraded fitted kitchen and an open plan lounge with doors to the rear garden, two bedrooms and bathrooms. The private maintenance free rear garden offers space to relax and appreciate the surroundings. There is a driveway with parking space to the front. Viewing comes highly recommended to appreciate the location, presentation and what this property has to offer. Call 01656 750764 to arrange an appointment.

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## Accommodation

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### Entrance Hallway

Enter via front door into hallway. Artexed ceiling and laminate flooring. Radiator. Door into lounge.

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### Lounge (17' 0" x 11' 9") or (5.17m x 3.59m)

An open plan lounge with stairs to first floor. Artexed ceiling and laminate flooring. Radiator. Marble mantle piece and hearth. French doors leading to rear garden. Cupboards into under stairs storage.

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### Kitchen (8' 1" x 8' 0") or (2.47m x 2.45m)

The kitchen has been extended and re-fitted to a high standard. It is situated to the front of the property with UPVC double glazed window and blind to remain. The kitchen comprises of a range of wall and base units to include inset draws, coordinating work surfaces and tiling to splash back areas. One and a half bowl stainless steel sink with mixer tap. Integrated double electric oven and gas hob with extractor over. Plumbing and space for washing machine and space for tall fridge freezer. Flat skimmed ceiling with down lights and laminate flooring.

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### Landing

The landing has fitted carpets. Access to the loft which is part boarded and has a ladder. Storage cupboard. Doors to first floor rooms.

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### Bedroom One (11' 10" x 11' 2") or (3.61m x 3.41m)

Narrowing to 2.65m

Situated to the rear of the property over looking the garden with a UPVC double glazed window and radiator under. Artexed ceiling and fitted carpets. Built in double wardrobe.

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## Bedroom Two (11' 1" x 6' 9") or (3.38m x 2.06m)

Situated to the front of the property with a UPVC double glazed window and radiator under. Artexed ceiling and fitted carpets. Built in wardrobe. Cupboard housing the central heating boiler.



## Bathroom (7' 10" x 4' 9") or (2.38m x 1.45m)

The bathroom is presented to a high standard and upgraded with an obscure glazed UPVC window to the front. It comprises of a three piece suite in white which includes a sink built into a vanity unit, WC and bath with screen and shower. Tiling to one wall. Heated vertical towel rail. Ceramic tiled floor. Skimmed ceiling with down lights.



## Garden

A fully enclosed private low maintenance rear garden. Decked area with path leading to areas of decorative stones.

The front is open plan with a parking space.



## View

In the heart of the village there is an open public space with seating and a duck pond.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C75

## Tenure

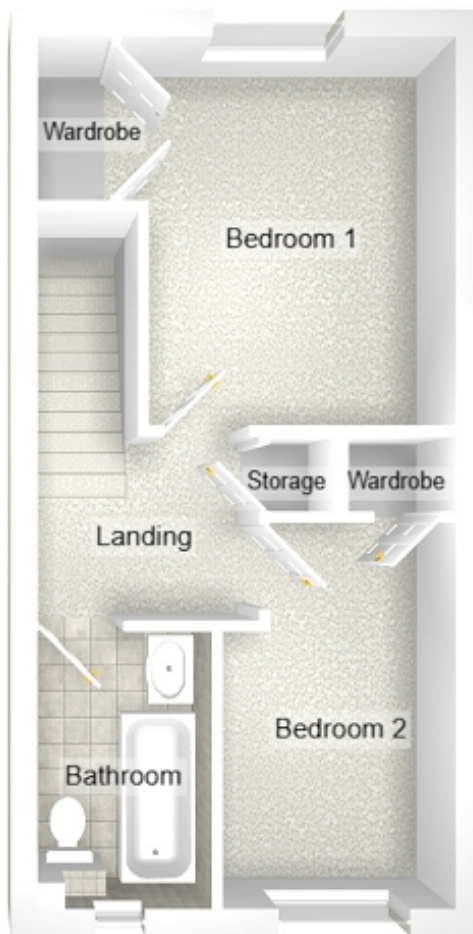
We are informed that the tenure is Freehold

## Council Tax

Band C



GROUND FLOOR



FIRST 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.

