

5 Lllys Castell
Margam Village
Port Talbot
Neath Port Talbot
SA13 2UX

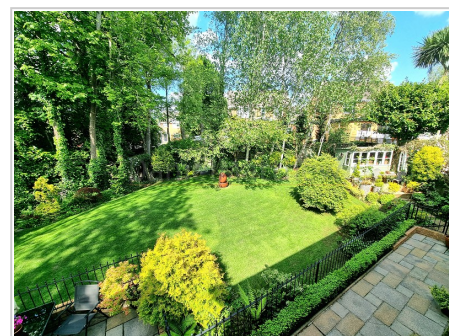
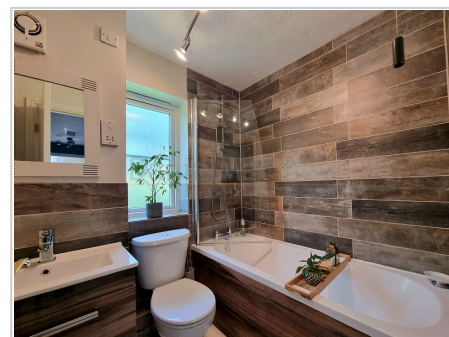
£450,000



- Extended Four Double Bedroom Detached Property
- Three Separate Reception Rooms
- Kitchen / Breakfast Room
- Utility Room
- Cloakroom / WC
- Family Bathroom Plus Ensuite To Master Bedroom
- Exceptional Parking With Garage
- Stunning Private Landscaped Gardens
- Easy Access To The M4
- OFFERED WITH NO ONGOING CHAIN

Ref: PRA10942

Viewing Instructions: Strictly By Appointment Only



General Description

*****PRIVATE LOCATION IN A STUNNING SETTING***** We are pleased to offer for sale this delightful extended four double bedroom detached home, nestled in a quiet cul-de-sac in a private location on Margam Village. This property is a 'one off' and close to the beautiful Margam Country Park and a few minutes walk to Coed Hirwaun primary school and village shop, easy access to the M4 at junctions 37 and 38. It's the perfect home for families. Inside, there are three separate reception rooms, a kitchen / utility room, cloakroom/WC, four bedrooms with an ensuite to the master bedroom plus a family bathroom. The private well maintained beautiful landscaped rear and front gardens offers space to relax and entertain. The off road parking to the front provides an added convenience for at least six cars, leading to a garage. Viewing comes highly recommended to appreciate everything this property has to offer. Call to arrange an appointment.

Accommodation



Entrance Hallway

Enter via front door into hallway. Artexed and coved ceilings. Carpeted staircase off to first floor. Amtico flooring. Under stairs storage cupboard. Radiator. Doors to ground floor rooms.



Cloakroom/w.c (5' 1" x 3' 3") or (1.55m x 0.98m)

To the front of the property with obscure UPVC double glazed window. WC and wash hand basin with tiling to splash back. Artexed ceiling. Feature dado rail. Radiator. Amtico flooring.



Sitting room (11' 1" x 8' 8") or (3.37m x 2.64m)

Situated to the front of the property with a UPVC double glazed window giving a lovely outlook onto the private front garden. Artexed and coved ceiling. Fitted carpets. Radiator.



Dining Room (15' 11" x 11' 2") or (4.85m x 3.41m)

A spacious dining room with artexed and coved ceiling. Fitted carpets. Space for at least an eight seater table and chairs. Feature mantle piece. Radiator. UPVC French doors opening out onto the beautiful rear garden.



Kitchen/ Breakfast Room (11' 8" x 11' 6") or (3.56m x 3.51m)

A fully fitted modern kitchen finished in cream with a range of wall and base units to include inset draws and coordinating work surfaces. Tiling to splash back area. Breakfast bar. One and a half bowl sink with mixer taps. Integrated electric oven and gas hob with extractor over, integrated fridge freezer and plumbing for dishwasher. Skimmed ceiling with down lights and karndean flooring. UPVC double glazed window over looking the rear garden with UPVC door leading out to the garden. Radiator. Doorway leading to utility.



Utility Room (6' 7" x 4' 8") or (2.01m x 1.43m)

This room has work surfaces, base and wall units, shelving and a sink unit with mixer taps. Plumbing for washing machine and space for tumble dryer. Kardean flooring. UPVC double glazed window to the side elevation.



Lounge (19' 8" x 13' 9") or (6.0m x 4.20m)

This delightful room is an extension to the property which is being used as the main lounge which benefits from excellent space, large UPVC double glazed windows and doors giving lots of natural light. Ideal for relaxing whilst appreciating the charming surroundings of the stunning gardens. This room also benefits from a skimmed and coved ceiling, blinds and karndean flooring.



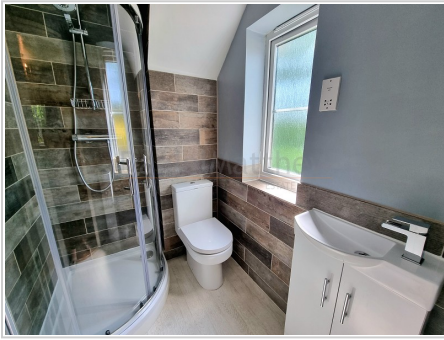
Landing

The landing has artexed ceiling and fitted carpets. Door to cupboard housing the Baxi boiler. Radiator. Access to loft which is part boarded and has a pull down ladder. Doors off to first floor rooms.



Master Bedroom (12' 0" x 9' 11") or (3.65m x 3.02m)

UPVC double glazed window over looking the rear garden with radiator under. Artexed ceiling and laminate flooring. Build in double wardrobes. Door to ensuite.



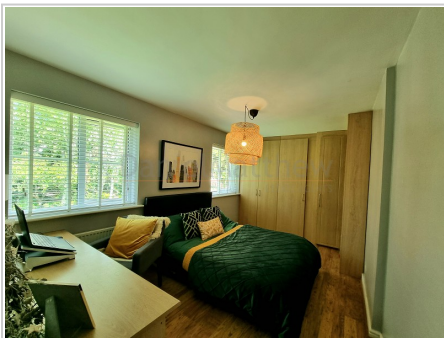
En Suite (6' 2" x 4' 8") or (1.88m x 1.43m)

Well presented and upgraded three piece suite in white which includes a WC, vanity unit with built in wash hand basin and cubicle shower. Tiling to splash back areas. Vinyl flooring. Radiator. UPVC obscure double glazed window. Shaver point.



Bedroom Two (16' 3" x 9' 9") or (4.95m x 2.96m)

This room has been extended and has two UPVC double glazed windows over looking the front of the property with radiator under. Skimmed ceiling and laminate flooring. Build in wardrobe.



Bedroom Three (15' 7" x 8' 10") or (4.76m x 2.70m)

This room has been extended and has two UPVC double glazed windows over looking the rear of the property with radiator under. Skimmed ceiling and laminate flooring. Fitted Sharps wardrobes.



Bedroom Four (11' 1" x 8' 11") or (3.39m x 2.73m)

UPVC double glazed windows over looking the front of the property with radiator under. Artexed ceiling and laminate flooring. Build in wardrobe.



Bathroom (6' 5" x 5' 7") or (1.95m x 1.70m)

A high specification fitted bathroom suite which includes a WC, wash hand basin built into vanity unit and panelled bath with shower and screen. Tiling to splash back areas. Heated towel rail. Extractor. Artexed ceiling with spot lights. Vinyl flooring. Obscure UPVC double glazed window to rear elevation. Shaver point.

Garage (18' 10" x 8' 0") or (5.73m x 2.43m)

An integral garage with roller garage door, personnel door to garden and has electric.



Garden

This superb private garden is a showpiece and has been maintained and landscaped to a high standard. It benefits from a patio area, lawned garden and an abundance of trees and shrubs. There is a pathway leading to a potting shed. This garden is an ideal place to relax and unwind whilst enjoying nature and fresh air. There is a personnel door giving access to the garage.

The front of the property also befits from a well kept lawn again in a private area. The driveway leading to the garage has parking for at least six cars.

Services

Mains electricity, mains water, mains gas, mains drainage

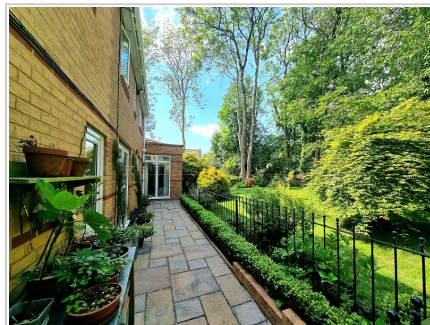
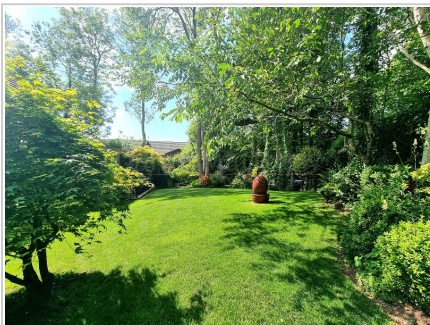
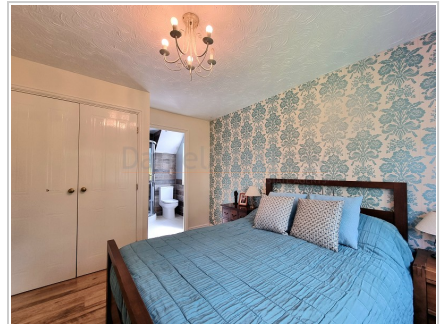
EPC Rating: C72

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.