

Plot 14 Princess Margaret Way  
Aberavon  
Port Talbot  
SA12 6EX

£365,000



- NEW BUILD
- FOUR BEDROOM DETACHED FAMILY HOME
- UTILITY ROOM
- CLOAKROOM
- SOLAR PANELS
- ENSUITE TO MASTER BEDROOM
- OFF ROAD PARKING AND GARAGE
- PART EXCHANGE AVAILABLE
- CALL OUR OFFICE FOR FURTHER DETAILS

Ref: PRA10992

Viewing Instructions: Strictly By Appointment Only



## General Description

PART EXCHANGE AVAILABLE!!

Family life comes first in this new home. There's space for everyone, even the family car. One living space flows into another and then into the garden, and with four bedrooms and two bathrooms, there's space for your children to grow and for your guests to stay. The Hornsea might even become your forever home. CALL OUR BRIDGEND OFFICE FOR FURTHER INFORMATION

---

## Accommodation

---

### Entrance

Enter via door to hallway, comprising plain ceiling, plain walls, vinyl flooring, stair to first floor, door to lounge.



### Lounge (11' 1" x 15' 9") or (3.37m x 4.81m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator, double doors leading to kitchen/diner.



### Kitchen / Dining Room (17' 3" x 10' 3") or (5.26m x 3.13m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to rear garden. Matching wall and base units with complementary work surface. Integrate appliances, stainless steel sink/drain, vinyl flooring, door to utility room.



### Utility Area

Door leading to rear garden, plain ceiling, plain walls, vinyl flooring, integrated washing machine, space for tumble dryer, door to cloakroom.



### Cloakroom/w.c

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls, vinyl flooring, low level wc, wash hand basin.



## Landing

Plain ceiling, plain walls, carpet flooring, airing cupboard, doors leading to all first floor rooms.



## Master Bedroom (14' 4" x 13' 1") or (4.37m x 3.98m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator, storage cupboard, door to ensuite.



## En Suite

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls, vinyl flooring, radiator, low level WC, wash hand basin, enclosed shower cubicle.



## Bedroom Two (12' 3" x 9' 4") or (3.73m x 2.84m)

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



## Bedroom Three (9' 7" x 9' 4") or (2.93m x 2.84m)

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





## Bedroom Four (9' 7" x 7' 3") or (2.93m x 2.20m)

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



## Bathroom

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

## Garage

Up and over door.



## Garden

FRONT - Laid to lawn, side gate access to rear garden.

REAR - Fenced boundaries, laid to lawn.

## Services

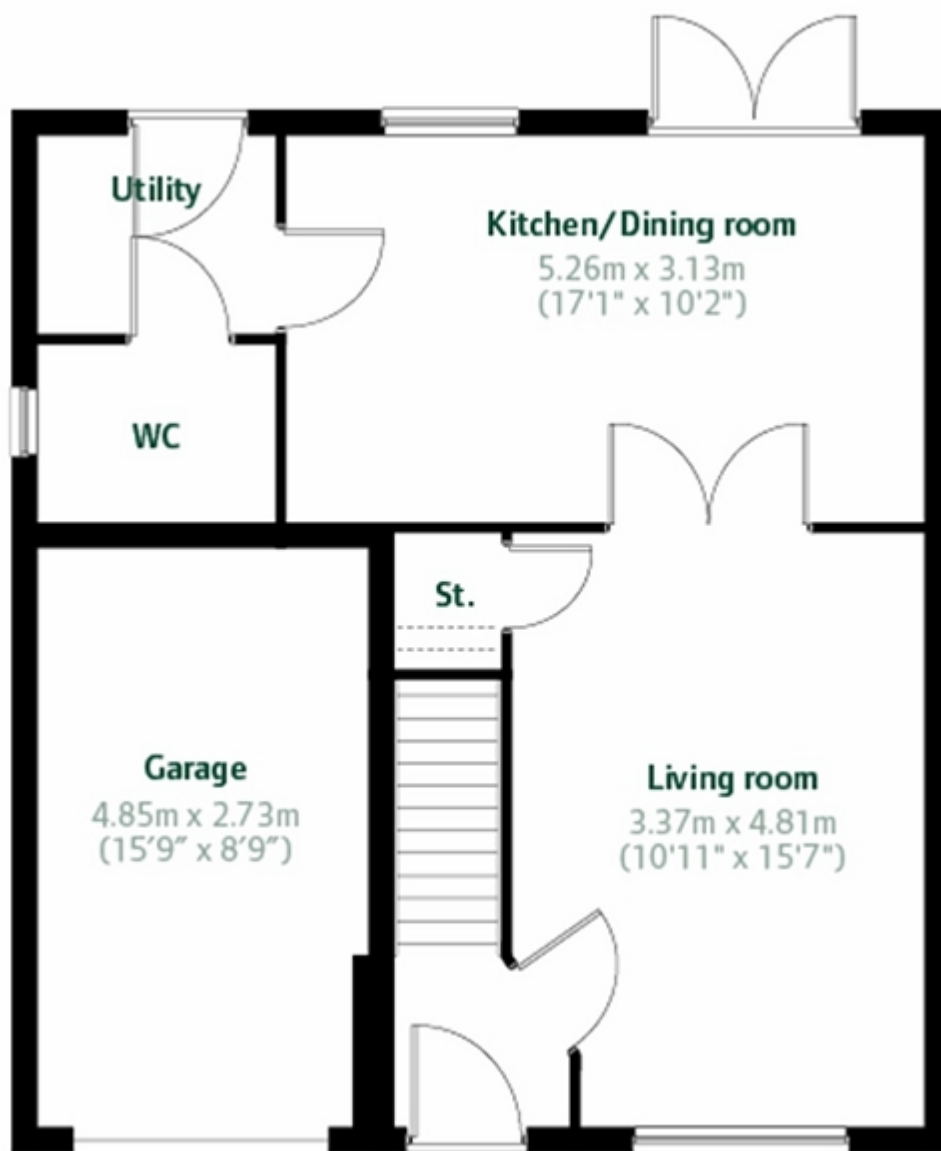
Mains electricity, mains water, mains drainage

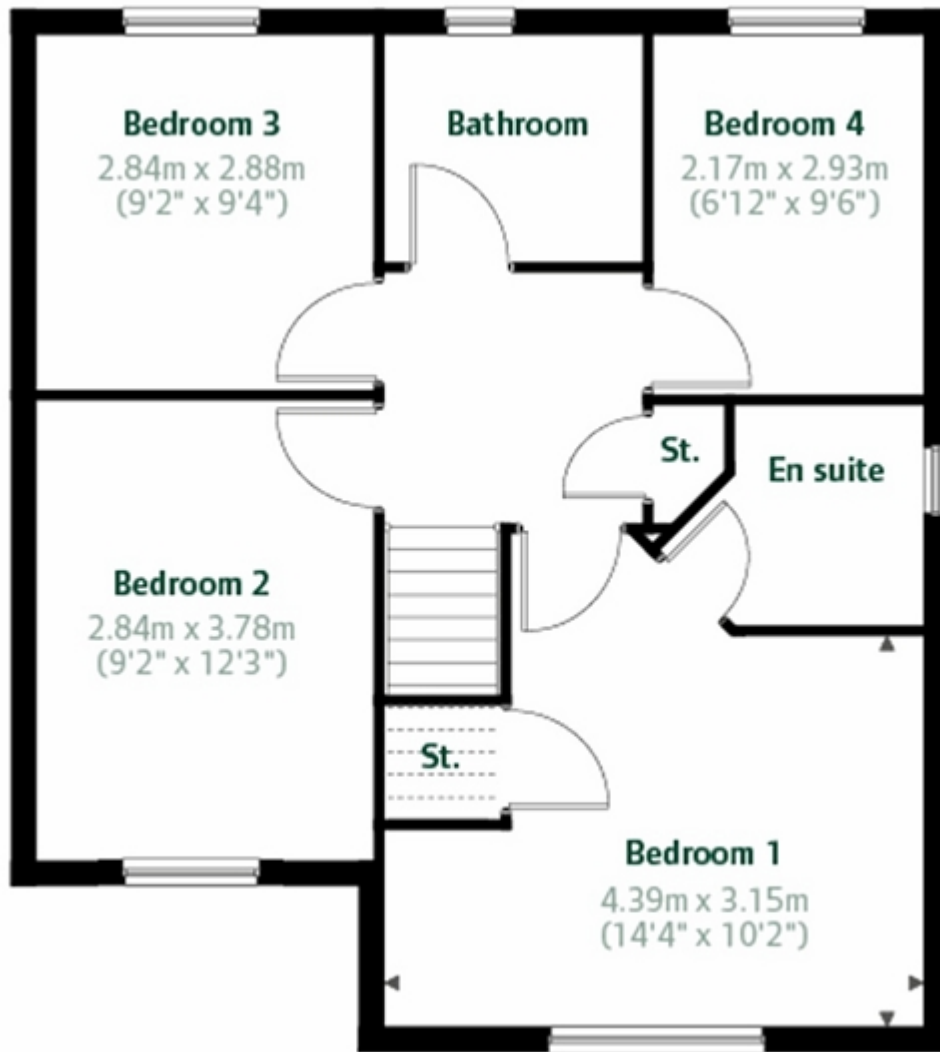
## Tenure

We are informed that the tenure is Freehold









*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.*