

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

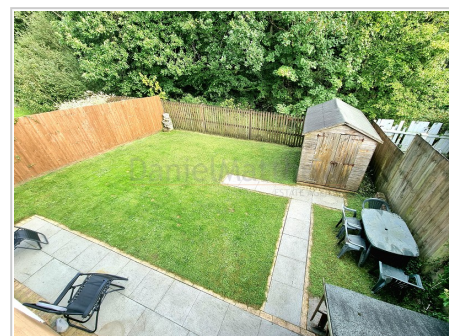
£319,950



- Four Bedroom Detached Property
- Two Separate Reception Rooms
- Kitchen Plus Utility Room
- Cloakroom / WC
- Ensuite To Master Bedroom
- Private Location & Garden
- Driveway Plus Garage With Power
- Additional Land Comes With The Property
- Walking Distance to Primary School, Shop & Margam Park
- Excellent Location For Commuting Junc. 37 & 38 M4

Ref: PRA10675

Viewing Instructions: Strictly By Appointment Only



General Description

*****PRIVATE LOCATION WITH NO PASSING TRAFFIC***** We are pleased to offer for sale this delightful four bedroom detached home, nestled in a quiet cul-de-sac in a private location on Margam Village. The property is 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 two 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 rear garden offers space to relax and entertain and backs onto woodland. The off road parking to the front provides an added convenience, leading to a garage providing power. This property benefits from additional land to the front. Viewing comes highly recommended to appreciate the private garden and location. Call to arrange an appointment.

Accommodation

Entrance Hallway

Enter via UPVC front door into hallway. Artexed and coved ceiling. Carpeted staircase off to first floor. Under stairs storage cupboard. Radiator. Laminate flooring. Door leading to cloakroom / WC. Doors leading to downstairs rooms.



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

A two piece suite in Indian Ivory with tiling to splash back area. Artexed ceiling and skimmed walls. Radiator. Ceramic tiled floor. Obscure UPVC double glazed window to the front with roller blind.



Lounge (15' 3" x 11' 1") or (4.65m x 3.37m)

A spacious family room with skimmed walls, artexed and coved ceiling with light fittings. White UPVC french doors leading out onto a private garden. Wood laminate flooring. Radiator. The focal point of the room is the feature fire place (the inset gas fire is not working).



Dining Room (11' 1" x 8' 7") or (3.39m x 2.62m)

Situated to the front of the property with pleasant outlook and radiator under. Artexed and coved ceiling with centre light. Skimmed walls. Wood laminate flooring. Space for a six to eight seater dining table and chairs.



Kitchen (11' 8" x 11' 6") or (3.56m x 3.50m)

A fully fitted kitchen situated to the rear of the property with UPVC double glazed window with roller blind to remain and door leading to rear garden. The kitchen comprises of a range of wall and base units to include inset draws and display cabinets, gallery and wine rack. Tiling to splash back areas. Coordinating work tops and a stainless steel sink with drainer and mixer taps. Integrated gas hob with extractor over and electric oven. Plumbing for dishwasher and space for tall fridge freezer. Artexed ceiling with spot lights. Radiator. Vinyl flooring. Door into utility room.



Utility Room (6' 6" x 4' 9") or (1.98m x 1.45m)

UPVC double glazed window to side. Base unit with work surface and stainless steel sink with drainer and mixer tap. Plumbing for washing machine and space for tumble dryer. Tiling to splash back area. Vinyl flooring. Radiator. Electric trip switch box. Extractor.

Landing

The landing has fitted carpets and artexed ceiling. Door to airing cupboard which is housing the combination boiler. Radiator. Doors off to all first floor rooms.



Master Bedroom (11' 10" x 9' 11") or (3.61m x 3.01m)

Situated to the rear of the property with UPVC double glazed window over looking the garden, roller blind and radiator under. Artexed ceiling, skimmed walls and fitted carpets. Built in double wardrobe. Door leading to ensuite.



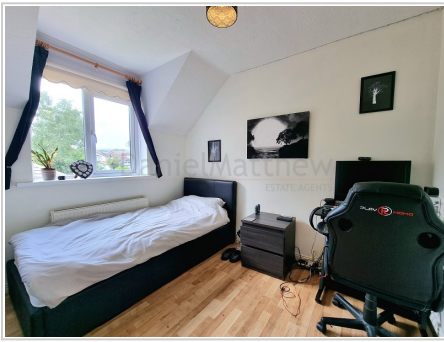
En Suite (5' 8" x 4' 9") or (1.72m x 1.45m)

A three piece suite in white which includes a WC, pedestal wash hand basin and cubicle shower. Tiling to splash back areas. Sloping artexed ceiling. Vinyl flooring. Radiator. UPVC double glazed window.



Bedroom Two (11' 1" x 8' 11") or (3.38m x 2.73m)

Situated to the front of the property with UPVC double glazed window with roller blind and radiator under. Artexed ceiling, skimmed walls and laminate flooring. Built in double wardrobe.



Bedroom Three (9' 8" x 7' 9") or (2.94m x 2.35m)

Situated to the front of the property with UPVC double glazed window, roller blind and radiator under. Artexed ceiling, skimmed walls and laminate flooring. Built in wardrobe.

Bedroom Four (8' 9" x 9' 3" Max) or (2.67m x 2.82m Max)

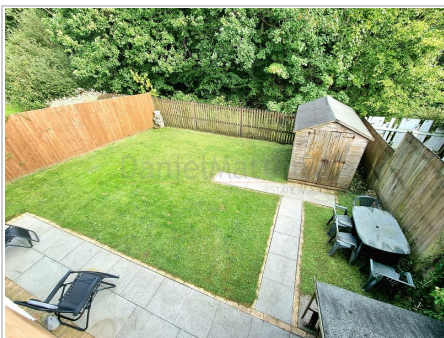
Narrowing to 2.04m

Situated to the rear of the property with UPVC double glazed window over looking the garden, roller blind and radiator under. Artexed ceiling, skimmed walls and fitted carpets. Shelving to be removed. Access to loft which has a ladder, part boarded and light.



Bathroom (6' 4" x 5' 7") or (1.93m x 1.69m)

Three piece bathroom suite in white which includes a panelled bath with shower and curtain, WC and pedestal wash hand basin. Artexed ceiling. Tiling to all splash back areas. Ceramic tiled floor. Radiator, extractor and shaver point. UPVC obscure glazed window to rear.



Garden

A fully enclosed private rear garden backing onto woodland. Patio area and lawn with pathway leading to a garden shed. Side access to the front of the property.

The front garden is open plan and has off road parking for several vehicles plus a garage.



Garage

Driveway leading to garage which has electric.



Front Of Property

To the front of the property there is a large piece of land / garden which is included with this property.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C72

Tenure

We are informed that the tenure is Freehold

Band E



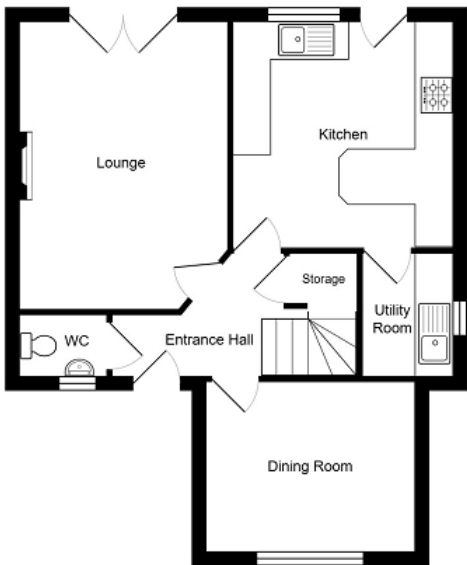




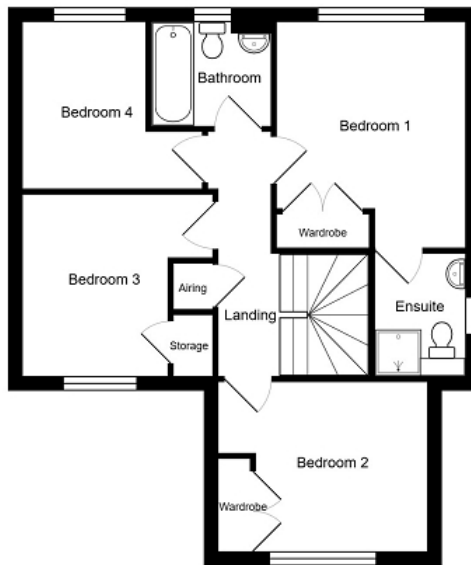
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



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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.