

5 Lawnt Y Marlat
Margam Village
Port Talbot
SA13 2BH

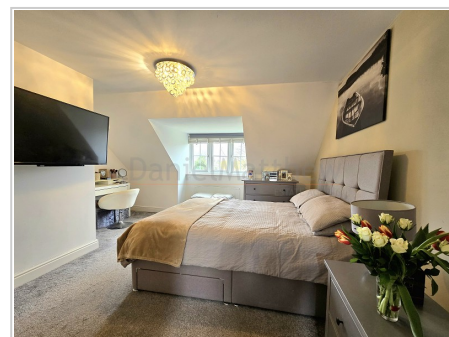
£239,950



- Three Double Bedroom Town House
- Sought After Location In The Heart Of The Village
- Refurbished Kitchen / Lounge / Diner
- Downstairs WC
- Master Bedroom With Ensuite & Dressing Room
- Maintenance Free Private Rear Garden
- Parking To Rear
- Presented To A High Standard
- Stunning Outlook
- Easy Access To M4 Junc. 37 & 38

Ref: **PRA10884**

Viewing Instructions: Strictly By Appointment Only



General Description

*****SUPERB LOCATION OVER LOOKING OPEN SPACE***** Daniel Matthew are pleased to offer for sale this delightful three bedroom town house, situated in a private sought after location with a fabulous outlook. 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 open plan kitchen / family room with doors leading to the garden, cloakroom/WC, two double bedrooms and bathroom on the first floor and master bedroom with ensuite and dressing room to second floor. The private maintenance free rear garden offers space to relax and entertain, with a purpose built brick shed and gate to rear access. The off road parking to the rear provides an added convenience. Viewing comes highly recommended to appreciate the location, presentation and what this property has to offer.

Accommodation



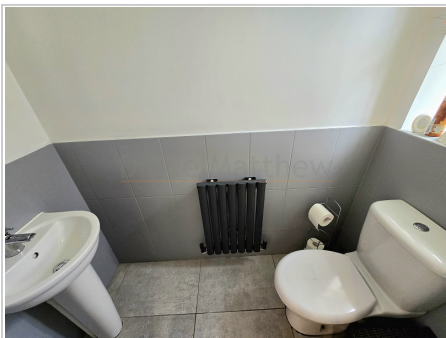
Kitchen/Diner/Lounge (26' 5" x 14' 7") or (8.04m x 4.44m)

Kitchen area narrowing to 11'4" - Front door into a stunning open plan living that has been renovated. Skimmed walls and ceiling with down lights. Ceramic tiled floor. UPVC double glazed window to front. Two radiators. Storage cupboard. Modern upgraded fitted kitchen finished in a high gloss light grey to include a range a wall and base units with inset draws, wine rack, display shelving, coordinating work surfaces and tiling to splash back areas. Cupboard housing central heating boiler. Integral appliances to include electric oven, gas hob, microwave, washing machine, dishwasher, fridge and freezer. One and half bowl sink unit with mixer taps. Feature breakfast bar with overhead pendant lighting.



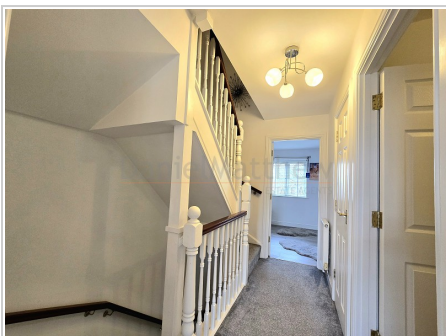
Lounge

Lounge area widens to 14'7" - The living area is a continuation of the kitchen which is nicely laid out with staircase to the first floor, open plan to under stairs with inset ceiling lighting. Provision for wall mounted TV. UPVC French doors with blinds out onto rear garden.



Cloakroom/w.c (6' 0" x 2' 10") or (1.84m x 0.86m)

A two piece suite in white with UPVC obscure glazed window to front. Half tiled walls and ceramic tiled floor. Modern radiator. Skimmed walls and ceiling.



Landing

Skimmed walls and ceiling with fitted carpets. Doors leading to bedrooms two, three and bathroom. Storage cupboard. Radiator. Staircase to second floor.



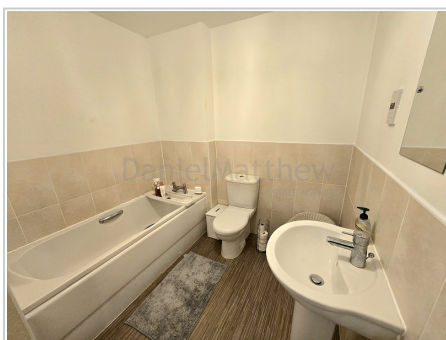
Bedroom Two (14' 6" x 11' 0") or (4.41m x 3.35m)

Situated to the front of the property with lovely outlook, two UPVC double glazed windows with blinds to remain and radiator under. Skimmed walls and ceiling with laminate flooring.



Bedroom Three (14' 6" x 8' 9") or (4.43m x 2.67m)

Situated to the rear of the property with two UPVC double glazed windows with blinds to remain and radiator under overlooking the garden. Skimmed walls and ceiling. Laminate flooring.

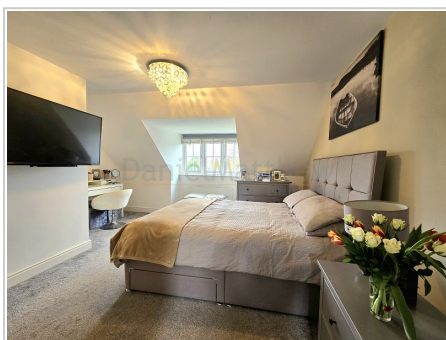


Bathroom (7' 7" x 7' 3") or (2.30m x 2.21m)

Situated in the centre of the property a three piece suite in white which includes a panelled bath, WC and pedestal wash hand basin with a wall mounted mirror and shaver point. Half tiled walls. Radiator. Vinyl flooring.

Landing Two

Carpeted staircase and landing to master bedroom. Skimmed walls and ceiling. Door to bedroom.



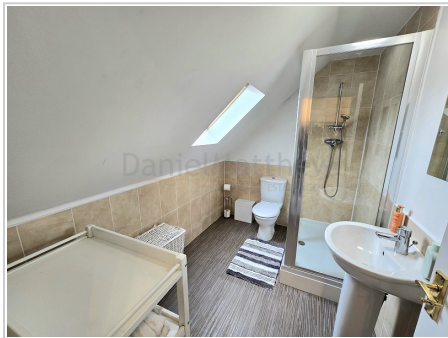
Master Bedroom (14' 6" x 14' 4") or (4.41m x 4.38m)

A spacious room with skimmed walls and sloping ceilings. A UPVC double glazed window overlooking the most impressive views of the village public open space and duck pond. Fitted carpets. Access to a walk in dressing area and ensuite.



Dressing Area (10' 0" x 4' 9") or (3.04m x 1.45m)

Sloping skimmed ceiling with velux window and fitted carpets. Rail to hang cloths. Cupboard housing hot water cylinder. Door into ensuite.



En Suite (9' 3" x 6' 5") or (2.82m x 1.96m)

Sloping skimmed ceiling with velux window. Three piece suite in white which includes a tiled shower cubicle, WC and pedestal wash hand basin. Half tiled walls and vinyl flooring. Wall mounted radiator.



Garden

A maintenance free private enclosed rear garden with patio area and artificial lawn. Pathway leading to purpose built shed and rear gate giving access to parking. Village shop is close proximity.



View

This property is situated in the heart of Margam Village and benefits from the stunning outlook and natural beauty of the village pond area. It has a pathway and bench.

Services

Mains electricity, mains water, mains gas, mains drainage

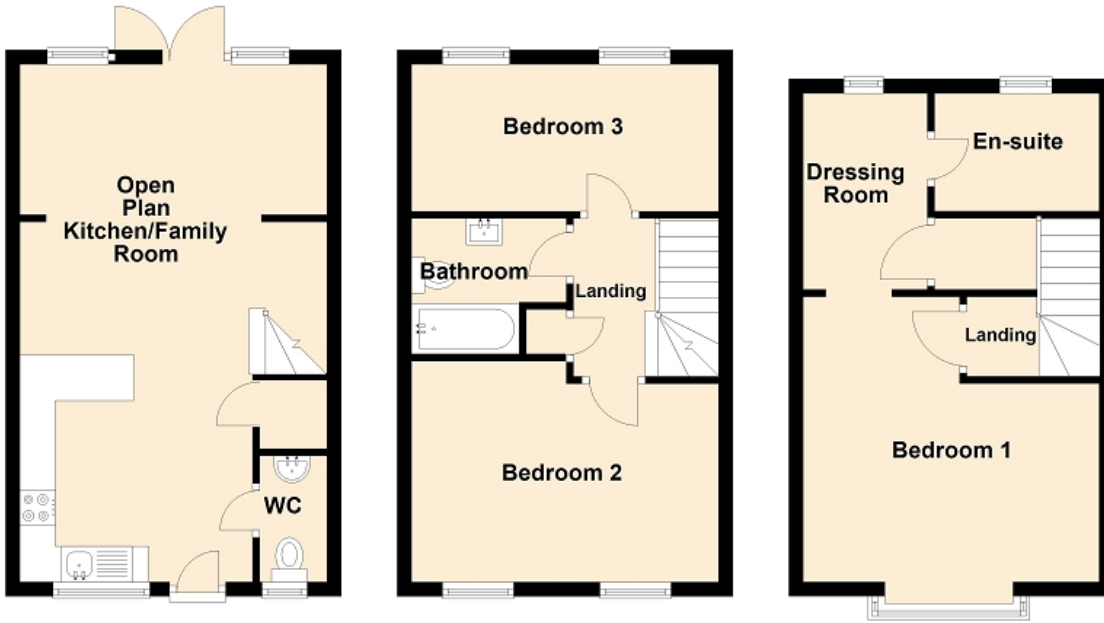
Tenure

We are informed that the tenure is Freehold

Council Tax

Band D





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.