



Llwyn Arian, Margam, Port Talbot, Neath
Port Talbot. SA13 2UP

£349,950



PAYTON
JEWELL
CAINES

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Introducing this IMPRESSIVE FOUR bedroom detached house located in Margam Village. Ideally located walking distance from Margam Country Park. VIEWING IS HIGHLY RECOMMENDED to appreciate this family sized home.

£349,950 - Freehold

- FOUR BEDROOM DETACHED HOUSE.
- Ample parking for 5 vehicles.
- Double garage conversion.
- 3 reception rooms.
- En-suite.
- Walking distance from Margam Country Park.
- Council Tax F/EPC C



DESCRIPTION

We are pleased to offer to the market this impressive FOUR BEDROOM Detached house in the sought after area of Margam Village. The property is located perfectly for a family, with a local shop, children's play area and primary school. The property benefits from ample off-road parking and a double garage conversion into a generous sized family reception room.

Accommodation briefly comprises three reception rooms, study and conservatory, master bedroom with ensuite, good sized enclosed rear garden.

ENTRANCE

Accessed via part panel part double glazed front door leading into an entrance hall.

ENTRANCE HALL

Textured ceiling, coving, emulsioned walls, radiator, laminate flooring, storage cupboard, staircase leading to first floor, PVCu double glazed window to the side, doors leading off.

CLOAK ROOM

Textured ceiling, emulsioned walls, block flooring, radiator, two piece suite in white comprising low level w.c. and pedestal wash hand basin with tiled splash back. PVCu frosted double glazed window to front of property.

STUDY (11' 4" x 6' 3") or (3.45m x 1.90m)

Textured ceiling, emulsioned walls, continuation of laminate flooring, radiator, fitted desk and units, PVCu double glazed windows to front of property fitted with vertical blinds.

DINING ROOM (11' 7" x 10' 10") or (3.52m x 3.29m)

Textured ceiling, coving, emulsioned walls, continuation of laminate flooring, radiator and PVCu double glazed window to front of property with vertical blind.

LOUNGE (14' 7" x 12' 11") or (4.44m x 3.93m)

Textured ceiling, coving, emulsioned walls, two sets of radiators, continuation of laminate flooring, featured fire surround with marble hearth and back plate with living flame gas fire. Wall light facilities and PVCu double glazed french doors with side panels leading into conservatory.

CONSERVATORY (18' 8" x 9' 5") or (5.70m x 2.87m)

Victorian polycarbonate roofing, fitted fan light, PVCu double glazed unit set on dwarf wall, tiled flooring, PVCu double glazed french doors leading to rear garden.

KITCHEN (17' 1" x 9' 6") or (5.20m x 2.89m)

Textured ceiling, inset ceiling lights with centre light, emulsioned walls, two PVCu double glazed windows to the rear, radiator and tiled flooring. The kitchen is fitted with a range of wall and base units with complimentary work surfaces and tiled splash back areas, built in electric oven, 4 ring gas hob with concealed extractor hood and one and half bowl black acrylic sink unit with mixer tap. Space for American style fridge freezer, integrated dish washer, breakfast bar area and glass display cabinets. Door leading to utility room.



UTILITY

Previously used as a utility room it is now fitted with larger cupboard and base units for an overflow from the kitchen. Textured ceiling, emulsions walls, continuation of tiled flooring and door way leading to inner passage.

INNER PASSAGE

Textured ceiling, emulsions walls, laminate flooring, radiator, wall mounted Worcester boiler and PVCu part panelled part double glazed door to rear garden. Two doors off, one to a large storage area with plumbing for automatic washing machine, space for tumble dryer, coat rail and shelving, separate storage cupboard, laminate flooring.

GARAGE CONVERSION/RECEPTION ROOM 3 (21' 4" x 13' 1") or (6.51m x 4.0m)

Double garage part converted into another lounge room. Skimmed ceiling with centre light, emulsions walls, two sets of radiators, continuation of laminate flooring, two PVCu double glazed windows to front of property with blinds to remain.

LANDING

Textured ceiling, emulsions walls, laminate flooring, spindle balustrade, PVCu double glazed window to the side, radiator, airing cupboard housing an independent tank emersion, additional to the combi system. All doors leading off.

BATHROOM (8' 9" x 8' 1") or (2.66m x 2.47m)

Textured ceiling, emulsions walls with tiling to the splash back areas, laminate flooring, radiator and PVCu frosted double glazed window to rear of property. Three piece suite in white comprising of low level w.c., pedestal wash hand basin and panelled bath.

BEDROOM 1 (14' 6" x 10' 11") or (4.42m x 3.33m)

Textured ceiling, emulsions walls, newly fitted carpet, radiator, door to walk in wardrobe with light hanging rail and shelf. Two PVCu double glazed windows to front of property, door leading into en-suite.

EN-SUITE (8' 8" x 5' 2") or (2.63m x 1.57m)

Textured ceiling, emulsions walls, newly fitted carpet, radiator and PVCu frosted double glazed window to the front of the property. Three piece suite comprising of low level w.c., pedestal wash hand basin with tiled splash back and double shower unit fully tiled with mains fed shower.

BEDROOM 2 (12' 6" x 8' 9") or (3.81m x 2.67m)

Texture ceiling, emulsions walls, newly fitted carpet, radiator, built in double door wardrobe, 4 door wardrobe to remain, built in shelving, PVCu double glazed window to rear of property.

BEDROOM 3 (11' 9" x 9' 11") or (3.57m x 3.03m)

Textured ceiling, emulsions walls, newly fitted carpet, built in double door wardrobe, 4 door fitted wardrobe, radiator, PVCu double glazed window set within a box bay to front of property.

BEDROOM 4 (9' 5" x 8' 10") or (2.87m x 2.68m)

Textured ceiling, emulsions walls, newly fitted carpet, radiator and PVCu double glazed window to rear of property.



OUTSIDE

Rear garden is enclosed and bounded by wood panel fencing, mainly laid to lawn, wood decked area ideal for garden furniture, mature trees and shrubs. Property has been extended to merge the converted double garage to house and utility area. Courtesy door leading into the storage area behind the garage conversion.


Side access via gate leading to the front of the property.

The front of the property is open plan with ample parking for 5 vehicles. Foot path to front door.

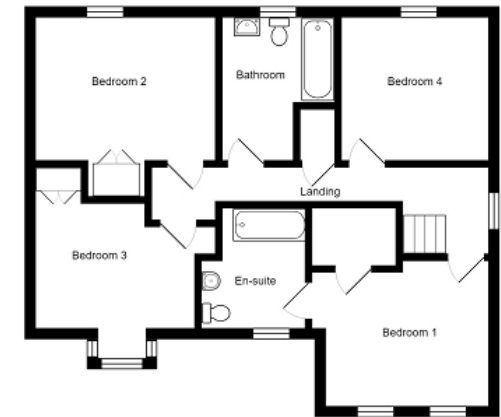
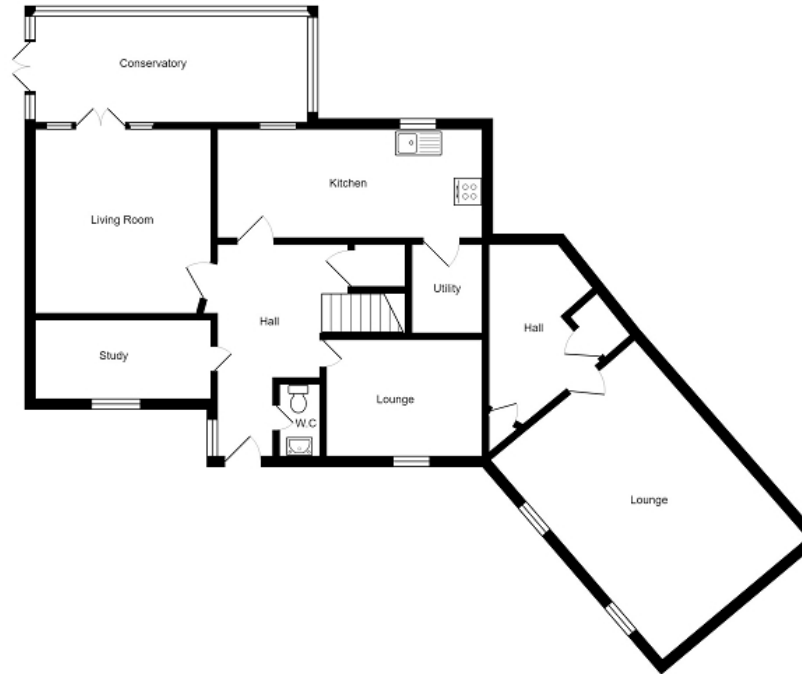


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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