



Lawnt Y Marlat, Margam, Port Talbot,
Neath Port Talbot. SA13 2BH

£270,000



Lawnt Y Marlat, Margam, Port Talbot, Neath Port Talbot. SA13 2BH

We are pleased to offer this well presented THREE BEDROOM TOWN HOUSE which has been refurbished to a HIGH STANDARD throughout. The property is located on the highly desirable Margam village development which is situated in a quiet cul-de-sac, within walking distance to the local shop and school. A perfect family home.

£270,000

- Three bedroom three storey town house
- Refurbished to a high standard
- Open plan lounge/kitchen/diner
- Downstairs cloakroom
- Master with en-suite



DESCRIPTION

We are pleased to offer this well presented three bedroom town house which has been refurbished to a high standard throughout. The property is located on the highly desirable Margam village development which is situated in a quiet cul-de-sac, within walking distance to the local shop and school. Good transport links to the M4 corridor.

Accommodation briefly comprises to ground floor an open plan/lounge/diner/kitchen and a downstairs cloakroom. To the first floor two bedrooms and family bathroom. To the second floor we have master bedroom with dressing area and shower room. To the outside Single detached garage. Off road parking. To the rear an enclosed garden which has been landscaped and has a deck area ideal for garden furniture.

OPEN PLAN KITCHEN/DINER/LOUNGE (27' 7" x 14' 9") or (8.42m x 4.50m)

Access via composite front door into wow factor open plan living accommodation. Skimmed ceiling. Inset ceiling lights. Emulsioned walls. Front facing double glazed PVCu window. Two sets of radiators. Open plan to under stairs are inset ceiling light, base cupboard and seated area. Storage cupboard. Modern fitted kitchen with integral appliances, space saver cupboard. Four ring gas hob with black glass splash back. Modern extractor fan. Split level microwave and oven with slide and hide door. One and half bowl black acrylic sink unit and modern mixer taps. Display cabinets with shelving and down lights. Feature breakfast bar with overhead three pendants. Bottle rack. PVCu french doors with matching side panels leading to rear garden from spacious living space, ample space for lounge furniture. Contemporary tiled flooring throughout the ground floor. Stairs to first floor. Door leading to:

DOWNSTAIRS CLOAKROOM

Skimmed ceiling. Half emulsioned and half tiled wall. Front facing frosted double glazed PVCu window. Radiator. Two piece suite comprising low level w.c. and pedestal wash hand basin. Tiled flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Emulsioned walls. Radiator. Storage cupboard with shelving. Fitted carpets. Staircase to second floor. All doors leading off.

FAMILY BATHROOM (7' 7" x 7' 3") or (2.31m x 2.21m)

Skimmed ceiling. Half emulsioned half tiled walls. Extractor fan. Radiator. Three piece suite in white comprising low level W.C. wash hand basin set with vanity unit, panelled bath with overhead mixer shower tap. Floor tiles.

BEDROOM 2 (14' 6" x 11' 0") or (4.43m x 3.36m)

Skimmed ceiling. Emulsioned walls. Two front facing double glazed PVCu windows. Radiator. Fitted carpet.

BEDROOM 3 (14' 7" x 8' 9") or (4.44m x 2.66m)

Skimmed ceiling. Emulsioned walls. Two rear facing double glazed PVCu windows. Radiator. Fitted carpet.

SECOND FLOOR LANDING

Skimmed ceiling. Emulsioned walls. Fitted carpet. Door into:

MASTER BEDROOM (14' 7" x 14' 1") or (4.45m x 4.29m)

Skimmed ceiling. Emulsioned walls. Front facing apex double glazed PVCu window. Radiator. Laminate flooring. Open plan leading into:



DRESSING AREA

Skimmed ceiling. Access into attic. Emulsioned walls. Rear facing velux window. Radiator. Fitted five door wardrobe. Airing cupboard housing the hot water tank. Laminate flooring. Door into:

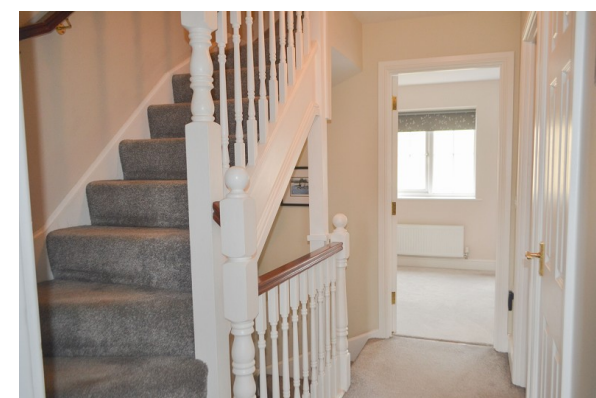
EN-SUITE (9' 4" x 6' 2") or (2.85m x 1.89m)

Skimmed ceiling. Sloping ceiling. Inset ceiling lights. Part emulsioned part tiled walls. Rear facing velux window. Chrome towel rail heater. Three piece suite comprising low level W.C system set within unit, wall mounted wash hand basin set within unit. Fully tiled to wet area with fully glazed shower screen with rain fall shower and hand held shower. Tiled flooring.

OUTSIDE


The front is open plan with a foot path leading to front door. Single detached garage set within cul-de-sac. Off road parking.

The rear garden is landscaped and bounded by wooden fencing on two sides. Wood decking ideal for garden furniture. Stone and slate gravel.



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		89
(69-80) C	79	
(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.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk