



Cae Brombil, Margam, Port Talbot, Neath
Port Talbot. SA13 2AJ

£374,995



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RARE OPPORTUNITY to purchase this IMMACULATELY presented THREE BEDROOM DETACHED PROPERTY situated in the popular location of Margam benefiting from well proportioned family accommodation throughout. Located within close proximity to local shops, schools, amenities and transport links. The current owners have maintained this property to a high standard and internal viewing is highly recommended.

£374,995 - Freehold

- Three bedroom detached house
- Two reception rooms
- Two bathrooms
- Master bedroom/ensuite
- Private driveway with single garage
- Council Tax F/FPC.



DESCRIPTION

We are pleased to welcome to the market this RARE opportunity to purchase this THREE BEDROOM DETACHED home located on a desirable development where properties rarely come up for sale. The property is beautifully presented throughout offering generous sized accommodation and benefiting from PVCu double glazing and electric shutters to the rear windows.

Accommodation briefly comprises hallway, cloak room, two reception rooms, downstairs bathroom, kitchen/diner, utility room, master bedroom and ensuite, two bedrooms and family bathroom.

Externally there are enclosed front and rear gardens with private driveway and single garage.

ENTRANCE

Accessed via part glazed Oak effect PVCu double glazed door with side panel leading into:

HALLWAY

Skimmed ceiling and coved. Inset spotlights. Emulsioned walls. Radiator. Wood effect laminate floor. Stairs leading to first floor accommodation with storage below. Doors leading off.

CLOAK ROOM

Skimmed ceiling and coved. Inset spotlights. Emulsioned walls. Front facing Oak effect PVCu double glazed window. Radiator. Continuation of the laminate flooring.

RECEPTION 1 (18' 7" x 11' 1") or (5.66m x 3.38m)

5.66m into the bay.

Papered ceiling and coved. Emulsioned walls. Front facing square bay with Oak effect PVCu double glazed windows. Radiator. Fitted carpet. Wall mounted electric fire.

RECEPTION 2 (16' 4" x 11' 1") or (4.98m x 3.37m)

Papered ceiling and coved. Emulsioned walls. Rear facing Oak effect PVCu double glazed window. Side facing Oak effect PVCu french doors with side panels to garden. Radiator. Fitted carpet.

DOWNSTAIRS BATHROOM (12' 4" x 6' 6") or (3.75m x 1.97m)

Skimmed ceiling. Inset spotlights. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Rear facing frosted Oak effect PVCu double glazed window. Radiator. Room is fitted with a four piece white suite comprising vanity wash hand basin set within vanity unit, bidet, corner w.c. and wall mounted shower with white shower tray and glass doors.

KITCHEN/DINER (28' 10" x 18' 3") or (8.79m x 5.55m)

Skimmed ceiling and coved. Emulsioned walls. Front facing PVCu Oak effect double glazed bay window. Side facing PVCu Oak effect double glazed window and french doors leading to garden. Radiator. Wood effect laminate flooring. Kitchen is fitted with a range of melamine wall and base units with laminate worktop. Grey melamine one and a half sink and drainer. Six ring triple oven Aga with side griddle plate. Overhead stainless steel extractor hood. Two integrated drinks coolers. Integrated fridge/freezer and dish washer.



UTILITY ROOM (12' 4" x 7' 3") or (3.75m x 2.20m)

Skimmed ceiling and coved. Emulsioned walls. Ceramic tiles to splash back areas. Part glazed Oak effect PVCu double glazed door leading to rear garden. Ceramic floor tiles. Room is fitted with a range of melamine base units and laminate worktop. Under counter space for two appliances. Round stainless steel sink. Tall cupboard housing combination gas boiler. Built in pantry/storage cupboard.

LANDING

Skimmed ceiling. Inset spotlights. Emulsioned walls. Rear facing velux window. Radiator. Fitted carpet. Doors leading off.

BEDROOM 1 (17' 3" x 12' 8") or (5.25m x 3.86m)

Skimmed ceiling. Emulsioned walls. Front facing Oak effect PVCu double glazed window. Radiator. Fitted carpet. Built in wardrobe. Door into:

EN SUITE (7' 0" x 6' 7") or (2.13m x 2.00m)

Skimmed ceiling. Floor to ceiling ceramic wall tiles. Rear facing velux window. Radiator. Fitted carpet. Room is fitted with a three piece suite comprising low level w.c. vanity wash hand basin set within a white gloss vanity unit and corner shower cubicle with white shower tray, wall mounted shower and glass doors.

BEDROOM 2 (18' 8" x 15' 1") or (5.69m x 4.61m)

Skimmed ceiling. Ceiling fan light. Emulsioned walls. Front facing Oak effect PVCu double glazed window. Two radiators. Fitted carpet. Built in double wardrobes with mirrored doors.

BEDROOM 3 (14' 5" x 9' 2") or (4.40m x 2.80m)

Skimmed ceiling. Loft access hatch. Emulsioned walls. Front facing Oak effect PVCu double glazed window. Radiator. Fitted carpet. Built in storage cupboard.

FAMILY BATHROOM (11' 5" x 8' 11") or (3.49m x 2.73m)

Skimmed ceiling. Floor to ceiling ceramic wall tiles to two walls and two walls emulsioned. Rear facing velux window. Radiator. Fitted carpet. Room is fitted with a three piece white suite comprising vanity wash hand basin set within vanity unit, low level w.c. and freestanding claw foot bath with chrome centre fill mixer taps and shower attachment.

OUTSIDE


Accessed via a private road, the driveway leads to a single garage with traditional up and over garage door. Front garden is laid mainly to lawn and bounded with trees and wood fence. Grey porcelain patio and pathway leading to front door. Wooden side gates leading to rear of property. Grey porcelain tiled patio leading around the outside of the property.

Rear garden is bounded by wood fence. Continuation of the grey porcelain tiled patio. Attractive garden with the focal point being an ornamental pond with borders planted with mature shrubs.



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		84
(69-80) C	77	
(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

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