



28 Llys Castell
Margam, Port Talbot, SA13 2UX
£279,950 Freehold

28 Llys Castell

Margam, Port Talbot, SA13 2UX

£279,950 - Freehold

14239

DESCRIPTION

A Beautifully Presented Four-Bedroom Detached Family Home Situated At The Head Of A Cul-De-Sac Within The Desirable Village Of Margam. Accommodation Briefly Comprises; Entrance Hall, Study, Lounge, Dining Room, Kitchen/Diner, Garden Room, Utility & WC. Master Bedroom With En-Suite Shower Room, Three Further Bedrooms & Family Bathroom. Outside; Detached Double Garage, Tarmac Driveway & Lawned Forecourt Style Garden To Front. Landscaped Garden With Welsh Slate Patio & Raised Decking Area To Rear. EPC Rating; 'D'.

DIRECTIONS

From M4 Junction 38 follow the A48 past Margam Park until you reach a right turning into 'Coed Hirwaun' (Margam Village) through a broad, pillared entrance. Once onto the development, continue straight at the roundabout into Cwm Cadno and take a left into Llys Castell. No. 28 is located at the rear right hand side corner of the street.



ACCOMMODATION

ENTRANCE HALL 9' 6" x 10' 3" (2.92m x 3.14m)

Accessed via partially glazed composite door into generously sized entrance hallway with quarter turn staircase leading to first floor landing. Laminate flooring. Central ceiling light point. Built-in cloaks cupboard. Doors lead off in to:-

GROUND FLOOR WC 5' 1" x 5' 1" (1.56m x 1.56m)

Fitted with a three piece white suite comprising low level WC and pedestal sink. Tiled to dado level. Central ceiling light point. Extractor fan.

STUDY 8' 11" x 6' 6" (2.72m x 2.00m)

uPVC lead framed box bay window to front elevation. Central ceiling light point. Carpet.

LOUNGE 11' 9" x 16' 2" (3.60m x 4.95m)

uPVC lead framed bay fronted window. Central marble fireplace with remote controlled gas inset fire. Two ceiling light points. Laminate flooring. Timber glazed French doors lead off in to:-

DINING ROOM 8' 11" x 11' 10" (2.73m x 3.62m)

A formal dining space with ceramic tiled floor. Central ceiling light point. Timber glazed French doors providing access in to:-

GARDEN ROOM 19' 6" x 11' 6" (5.95m x 3.53m)

An extended and versatile family room with uPVC windows to rear and side elevations alongside uPVC French doors providing access out to the rear patio. Atrium style roof, recessed spotlighting, ceramic tiles to floor.

KITCHEN/DINER 19' 3" x 16' 1" (5.88m x 4.91m)

The kitchen has been comprehensively fitted with a range of wall and base units with roll top laminate work surfaces, L-shaped breakfast bar and tiled splash-back. Integral appliances to remain include 'Ariston' double oven and grill with 4-ring gas hob and extractor fan above, 'Capel' dishwasher, larder fridge & larder freezer. Ceramic tiles to floor. Recessed spotlighting. uPVC window to rear elevation. The kitchen opens in to an informal dining area with uPVC French doors providing access to the rear of the property

with windows adjacent, recessed spotlighting and ceramic tiles to floor. Doors lead off in to:-

UTILITY ROOM 5' 2" x 7' 6" (1.58m x 2.31m)

Fitted with a range of base units with plumbing for a washing machine and space for a tumble dryer and larder fridge. uPVC obscure glazed door providing access to the side of the property. Wall mounted 'Ideal Classic' central heating boiler. Consumer unit. Central ceiling light point. Extractor fan. Ceramic tiles to floor, tiled splash-back.

FIRST FLOOR LANDING

uPVC lead framed window to front elevation, central ceiling light point. Loft hatch to partially boarded and insulated loft space. Airing cupboard housing water cylinder with shelving above. Doors lead off in to:-

MASTER BEDROOM (1) 11' 10" x 20' 0" (3.61m x 6.10m)

A generously sized double bedroom with uPVC lead framed window to front elevation. Central ceiling light point.

Dressing area with 'his and hers' built in double wardrobes. Carpet. Door leads off in to:-

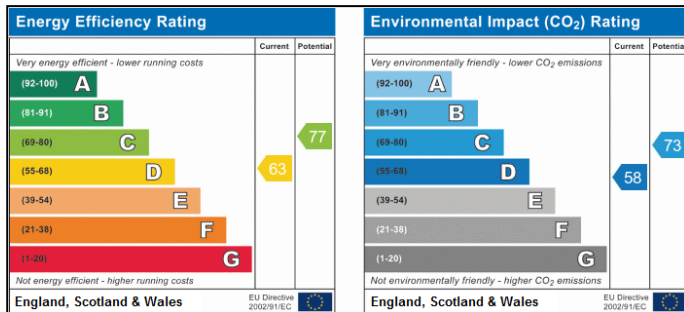
EN-SUITE SHOWER ROOM 7' 3" x 5' 3" (2.21m x 1.62m)
Fitted with a three piece off-white suite comprising low level WC, pedestal sink and enclosed shower cubicle. uPVC obscure glazed windows to rear and side elevation. Recessed spotlighting. Carpet. Extractor fan.

BEDROOM 2 12' 9" x 9' 11" (3.91m x 3.04m)
uPVC lead framed window to front elevation. A spacious double bedroom with built in double wardrobes. Central ceiling light point. Carpet.

BEDROOM 3 12' 8" x 11' 10" (3.88m x 3.63m)
A double bedroom with uPVC window to rear elevation. Central ceiling light point. Carpet. Built in wardrobe.

BEDROOM 4 8' 3" x 10' 2" (2.53m x 3.10m)
uPVC window to rear elevation. Central ceiling light point. Carpet. Built in double wardrobe.

FAMILY BATHROOM 8' 8" x 6' 11" (2.66m x 2.13m)
Fitted with a white 3-piece suite comprising low level WC, pedestal sink and panelled bath with shower over. uPVC obscure glazed window to rear elevation. Recessed spotlighting. Fully tiled. Carpet.



OUTSIDE

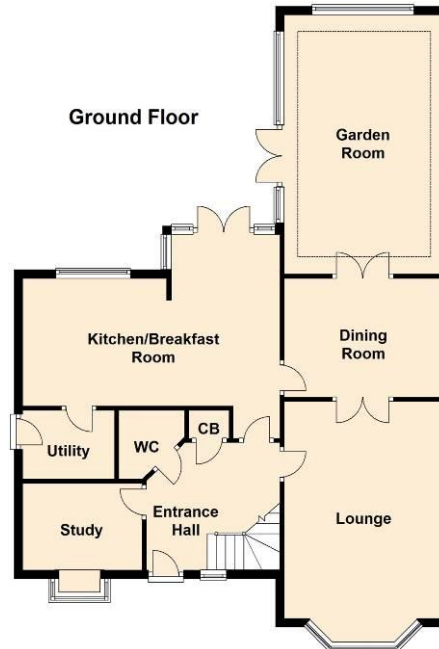
Number 28 Llys Castell is approached at the head of a cul-de-sac onto a private tarmac surfaced driveway leading to a detached double garage with dual up and over doors, full electrical services and pedestrian access door. To the front of the property is a lawned forecourt style garden with paved pathway leading to the central entrance. Accessed from the side of the property is rear enclosed garden. This low maintenance, landscaped garden has been laid with a substantial Welsh slate patio creating an ideal space for sitting out and entertaining on. Beyond this is a raised lawned garden enclosed by surrounding mature hedgerow and wood panel fencing. Located at the rear of the garden is a raised decking area with low level outdoor banister.

SERVICES

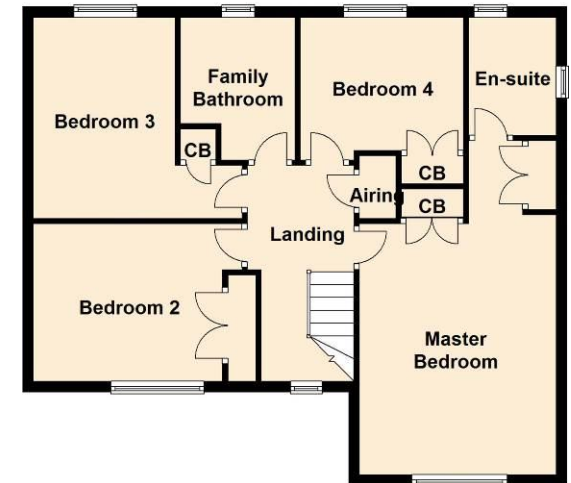
All mains services connected.

TENURE

Freehold



First Floor



Chartered Surveyors, Auctioneers and Estate Agents

1 Nolton Street, Bridgend, CF31 1BX

Tel: 01656 644288

Email: bridgend@wattsandmorgan.co.uk

www.wattsandmorgan.co.uk

Established 150 Years
1857 ~ 2007

