

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



1 Bryn Garn Margam, Port Talbot, Neath Port Talbot. SA13 2TW



**£450,000**

## Main Features

- Semi-Detached Traditional Farm House
- Freehold
- Spectacular Country Side Views
- Ample Off Road Parking
- Master Bedroom With En-Suite
- EPC - D
- Traditional Farm House Kitchen
- Conservatory To Rear
- Close To Margam Country Park
- Need A Mortgage? We Can Help!

## General Information

Nestled in the sought after location of Margam, this four bedroomed semi detached extended cottage, offering open plan living, a master bedroom with en suite and walk in wardrobe, also benefitting a Juliet balcony offering spectacular views of the country side. This property boasts both modern and traditional features tastefully finished with exposed stone, wooden flooring and a feature log burner giving a warming farm house feel. This property is located within approx 120 yards to Margam Country Park, plenty of country walks, Coed Hirwaun Primary School, NPT Afon College, a short drive to Port Talbot Town Centre, Porthcawl and easy access to the A465 and M4 corridor.

Viewing is highly recommend on this property to appreciate the beauty it has to offer.

Please visit our new and improved site for more information!

## GROUND FLOOR

### Entrance Porch

Enter through a composite door, uPVC double glazed window to the front aspect and tiled flooring.

Wooden door to;

### Lounge

Dual uPVC double glazed window to the front aspect, two radiators, feature fireplace with log burner, wooden flooring, a built in storage cupboard and stairs to the first floor.

Door to;

### Kitchen

A modern kitchen appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC double glazed window to the side aspect, integrated dishwasher, space for a free standing range cooker, tiled flooring, two vertical radiators and a kitchen island with worktop, integrated wine cooler and adjacent breakfast bar.

uPVC French doors to access the rear garden.

### Conservatory

uPVC construction with brick frame, uPVC double glazed windows and tiled flooring.

### Utility Room

Appointed with a base unit with work tops over. Plumbing in place for a washing machine, space for a tumble dryer, tiled flooring and a wall mounted combi boiler serving domestic hot water and gas central heating.

Doors to;

### Shower Room

Comprising of low level WC, vanity wash a shower cubicle with glass screen. uPVC double glazed window to the side aspect, tiled flooring, tiled flooring and a heated towel rail.

## FIRST FLOOR

## Landing

uPVC double glazed window to the side aspect, radiator and carpeted flooring.

## Bedroom Two

uPVC double glazed window to the front aspect, carpeted flooring and radiator.

## Bedroom Three

uPVC double glazed window to the front aspect, radiator and wooden flooring.

## Bathroom

A family bathroom comprising of a low level WC, wash hand basin, bath with mixer tap and shower over and a shower cubicle. Dual uPVC double glazed windows to the rear aspect, extractor fan, part tiled walls and vinyl flooring.

## Bedroom Four

uPVC double glazed window to the side aspect, carpeted flooring and radiator.

## Master Bedroom

French doors to access the Juliet balcony boasting fantastic country side views, carpeted flooring, radiator and a walk in dressing room.

Door to;

## En Suite

Comprising of a low level WC, vanity wash hand basin and shower cubicle. uPVC frosted double glazed window to the side aspect, part tiled walls and heated towel radiator.

## EXTERNALLY

## Gardens

A front drive offering ample off road parking.

A fantastic rear garden with patio area and steps leading to laid to lawn area with garden shed, also benefitting from spectacular country side views.

## Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

## Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

## Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** E

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold










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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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