



2021
WALES
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GOLD WINNER
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PETER MORGAN

34 Min Y Coed, Margam, Port Talbot, SA13 2TE

£250,000

Main Features

- Semi-Detached Property
- Set On A Corner Plot
- Recently Decorated Throughout
- Freehold
- Three Bedrooms
- WC, Family Bathroom & En-Suite
- EPC - C / Council Tax Band - D
- Driveway Offering Off Road Parking & Garage
- Close To Local Amenities
- FOR SALE WITH NO ONWARDS CHAIN!

General Information

This semi-detached house is situated on a corner plot and features a well-manicured front garden with established plants and a pathway leading to the entrance. The property has been recently decorated throughout and offers a modern, fresh appearance. It comprises three bedrooms, an en-suite, a family bathroom, and a further WC, making it suitable for family living.

The main living areas include two reception rooms, allowing ample space for both relaxation and entertainment, also having Bi-Fold doors to access the rear garden.

Outside, the property benefits from a driveway that offers off-road parking capabilities, a valuable addition for households with multiple vehicles. Adjacent to the parking space is a garage, providing extra storage or workspace potential. The garden area is easily maintainable, enhancing the property's overall appeal.

Located in the sought-after area of Margam village, ideally located within a short distance from Margam Country Park, Margam village store, Coed Hirwaun Primary School and many other local amenities, whilst also having easy access to the A465 and M4 corridor.

GROUND FLOOR

Entrance Hallway

uPVC Newly fitted composite front door and wooden flooring.
Doors to;

W.C.

uPVC double glazed window, wash hand basin, WC, radiator, tiled splashback, electrical consumer unit.

Lounge

uPVC double glazed windows to front aspect, wooden flooring, radiator, access to under stairs storage.

Dining Room

uPVC double glazed by folding doors (From Vale Glazing) to rear, wooden flooring and radiator.

Kitchen

A newly fitted WREN kitchen appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window to rear aspect, integrated 'Zanussi' oven and hob, integrated 'Zanussi' fridge freezer, integrated 'Zanussi' dishwasher, plumbing in place for washing machine, extractor fan and boiler.

FIRST FLOOR

Landing

Carpeted flooring, storage cupboard and access to the loft above.

Bathroom

Comprising of a low level WC, wash hand basin and bath with shower over. Extractor fan and radiator.

Bedroom One

uPVC double glaze window to front aspect, newly fitted carpet, radiator and storage cupboard.

Door to;

En Suite

Comprising of a low level WC, wash hand basin and corner shower cubicle.

uPVC double glazed window to front aspect, tiled flooring extractor fan and radiator.

Bedroom Two

uPVC double glaze window to rear aspect, newly fitted carpet and radiator.

Bedroom Three

Double glazed window to rear aspect, newly fitted carpet and radiator.

EXTERNALLY

Garden

Front

Corner plot, off-road parking, area of lawn leading into patio side access to garden, access to garage

Rear garden

Enclosed rear garden, low maintenance patio, side access to garage

Garage

Up over garage door, electric and lighting

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 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

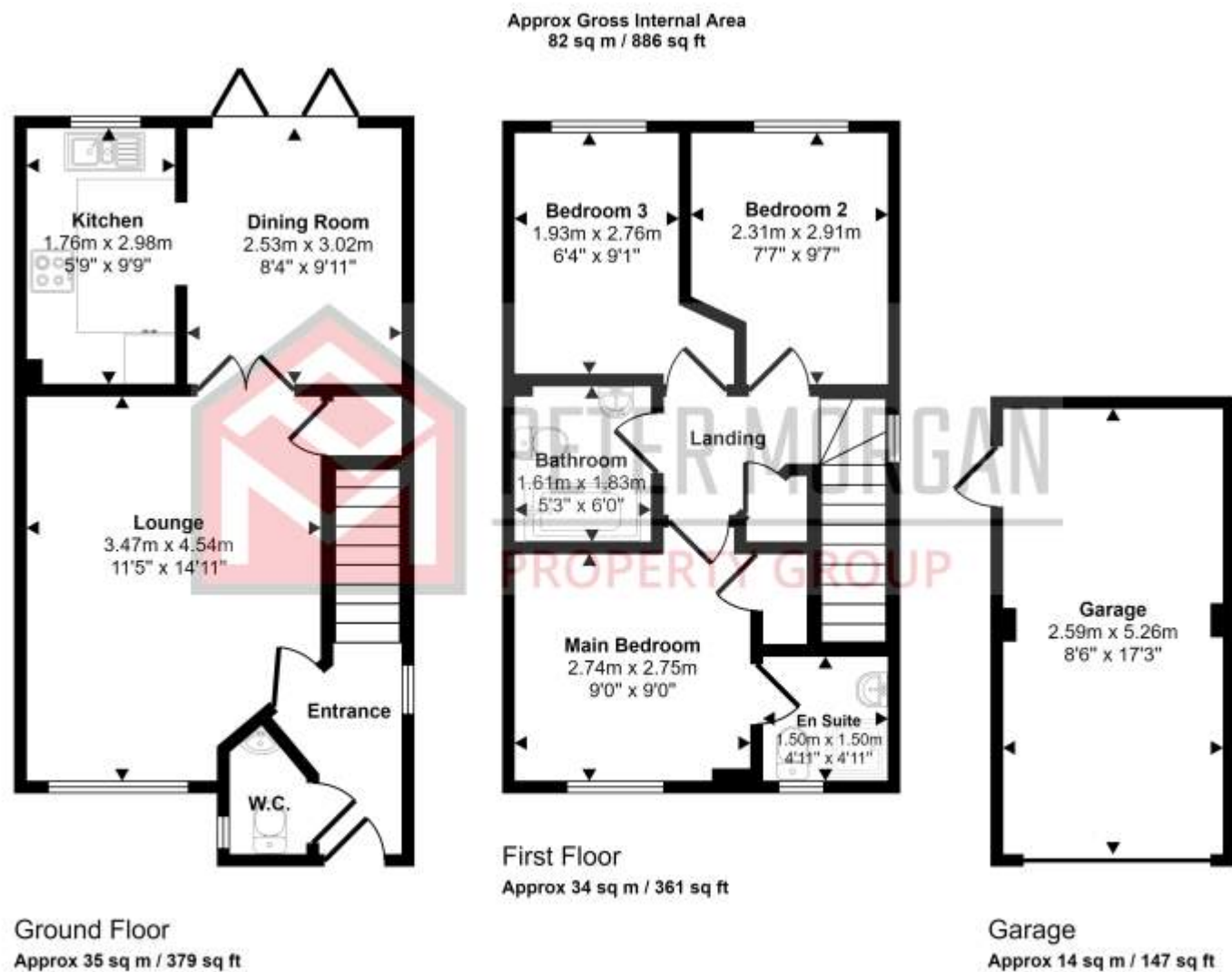
Current council tax banding D

Current heating type Gas

Tenure (To be confirmed) Freehold








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(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.



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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