



17 Pant Y Rhedyn  
Margam, Port Talbot, SA13 2SZ

**WATTS & MORGAN** 160 YEARS





# 17 Pant Y Rhedyn

## Margam, Port Talbot, SA13 2SZ

£579,950 Freehold

### 4 Bedrooms : 1 Bathrooms : 2 Reception Rooms

17 Pant Y Rhedyn is a superb example of an entirely refurbished family home with a contemporary twist. This property truly needs to be viewed to fully appreciate. Finished to the highest of standards. Situated in a sought-after location in Margam. Within walking distance of Margam Country Park just a short drive away from Porthcawl town and seafront, reputable schools, local amenities, and a short drive to Junction 38 of the M4. Accommodation comprises; entrance hallway, lounge, reception room/office, WC, and open-plan kitchen/dining room. First floor landing, master bedroom with en-suite shower room, double bedroom with WC, 2 further double bedrooms and a 4-piece family bathroom. Externally enjoying a private driveway, double garage, and a generous lawn garden area with patio area. Being sold with no on-going chain. EPC Rating; 'D'

#### Directions

- Bridgend Town Centre 8.3 miles
- Cardiff City Centre 28.3 miles
- M4 (J38) 3.7 miles

**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

Accessed via a newly fitted composite oak door into the spacious welcoming hallway with an exposed staircase leading up to the first-floor landing. The hallway features parquet effect luxury vinyl tiles throughout, LED lighting and a large, fitted storage cupboard. The ground floor WC has been fitted with a 2-piece suite comprising; a sink set within vanity unit with marble effect worktop and WC. Also features automatic spotlighting, continuation of parquet flooring and a hidden storage cupboard.

The lounge is a generously sized room with glass double doors leading in, bay fronted windows to the front elevation, a central feature media wall with LED under-lighting and a rustic paneled feature wall with bespoke fitted units.

The open-plan kitchen/dining room has been comprehensively fitted with a range of wall and base units featuring a large central island with silestone work surfaces and space for high stools. Integral appliances to remain; built-in oven, microwave, induction hob with extractor fan over, 'Quooker' hot water tap and dishwasher. Plumbing is available for a washing machine and dryer. The kitchen/dining room further features, LED lighting throughout, a fully glazed door leading out onto the side elevation and 3 sets of sliding patio doors onto the rear south-west facing garden. The light and airy room has ample space for living/dining furniture.

The reception room/office is a versatile room, windows to the front elevation and wall to wall fitted storage drawers and cupboards with shelving and LED under-lighting, perfect for working from home.

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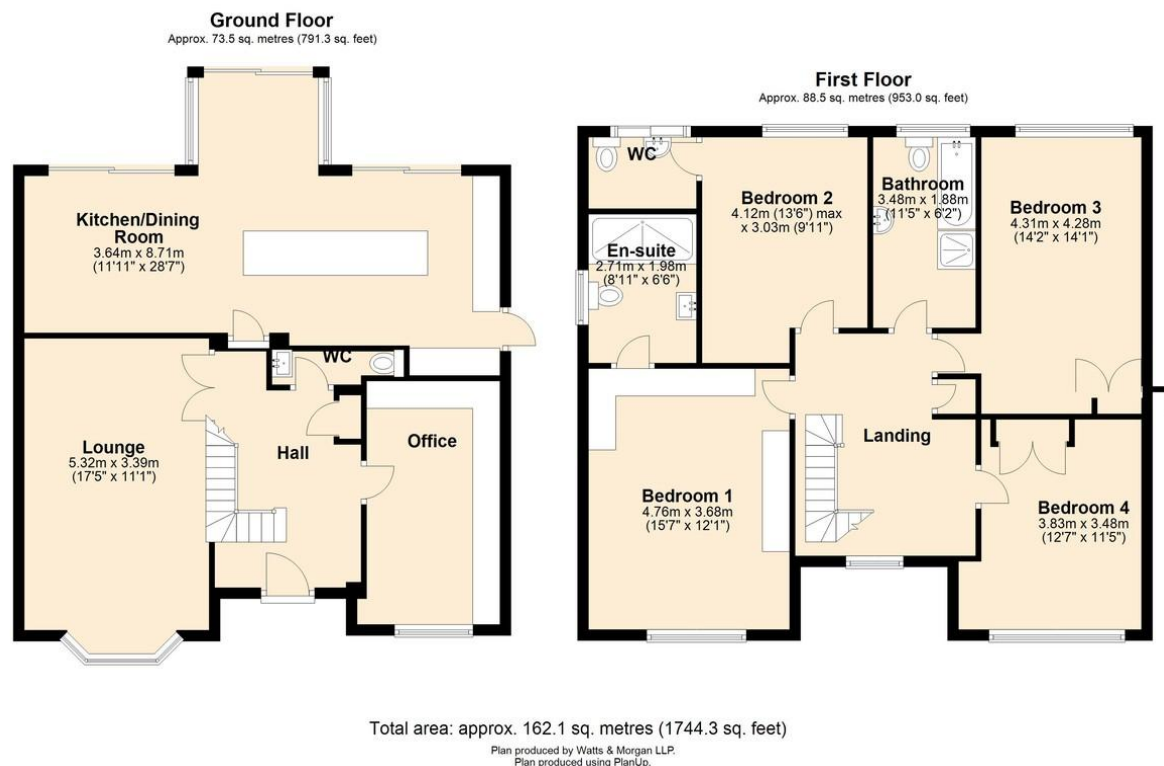
### FIRST FLOOR

The first-floor landing features LED lighting, a large feature window looking over the front elevation and a large internal airing cupboard housing the hot water tank. The first floor has a continuation of the parquet effect luxury vinyl tile throughout.

Bedroom One is a spacious double bedroom with fitted drawers and dressing table, windows to the front elevation. The en-suite is tastefully hidden and accessed via a wardrobe door leading into the recently renovated shower room which has been fitted with a 3-piece suite comprising; separate double walk-in shower cubicle with sliding door, sink set within vanity unit and WC. Also featuring porcelain tiled walls, LED lighting and window to the side elevation.

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Bedroom Two is a further double bedroom, double internal fitted wardrobes, windows to the rear elevation and benefits from an en-suite. The en-suite has been fitted with a sink and WC. Bedroom Three is another good sized double bedroom, flooring, windows to the rear elevation, internal fitted wardrobes and provides access to the loft hatch. Bedroom Four is a further double bedroom, windows to the front elevation and internal fitted wardrobes.

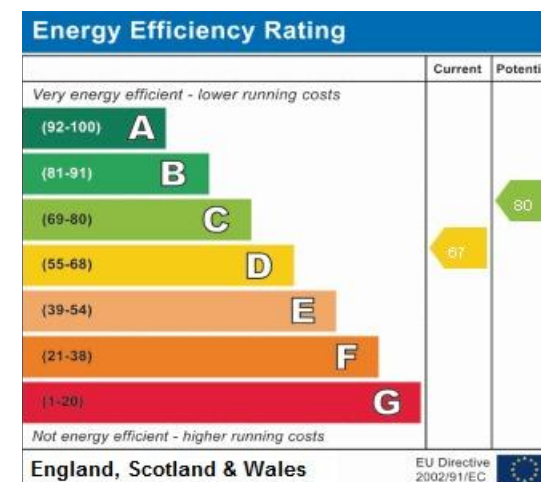
The family bathroom has been fitted with a 4-piece suite comprising; double walk-in shower cubicle, WC, sink set within vanity unit, freestanding bath with mixer tap. Further features porcelain tiled walls and windows to the rear elevation.

### GARDENS AND GROUNDS

No.17 is accessed off Pant Y Rhedyn. To the front of the property lies a private driveway with ample space for parking and a double garage. To the rear of the property lies a fully private lawned garden with a large patio area ideal for garden furniture and entertaining. The garden benefits from a south-westerly aspect and a doorway provides access into the double garage with power supply.

### SERVICES AND TENURE

All mains services connected. Freehold.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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