



Hirwaun Farm, Margam,
Port Talbot SA13 2TL





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£595,000 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts & Morgan are delighted to offer a unique opportunity to acquire a well-presented farmhouse with a 5.64 acre smallholding. Located just off Junction 38 of the M4 yet set in a peaceful location with extensive gardens. Accommodation briefly comprises; hallway, spacious lounge/dining room, downstairs shower room, kitchen/breakfast room, inner passageway with large pantry/utility, conservatory. First floor landing with walk-in laundry cupboard, four double bedrooms and a modern 3-piece family bathroom. Externally the property offers two stable boxes, workshop/tool store, double garage and approximately 4.56 acres of gently sloping pastureland. EPC: 'F'.

- Swansea City Centre 14.2 miles
 - Cardiff City Centre 31.6 miles
 - M4 (J38) 1.9 miles
-

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Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC glazed door into a spacious hallway which offers a carpeted staircase to first floor landing and a uPVC window to the rear. The downstairs shower room provides a 3-piece suite to include; a corner enclosed shower cubicle with the mostatic shower, basin set within vanity unit and WC. Further features include; recessed ceiling spotlights, fully tiled walls & flooring and a uPVC window to the front elevation.

A generously sized lounge/dining room enjoys a dual aspect with French doors leading to the front garden. Focal point to the room being the wood burning stove set on a stone hearth with wooden mantelpiece. The kitchen/breakfast room has been comprehensively fitted with a range of oak wall and base units with co-ordinating roll edge work surface. A one and a half sink unit with plumbing provided for white goods. Further features include; a wine rack, ceramic floor tiles, ample space for a breakfast table and three uPVC windows.

An inner passage way leads into a large shelved pantry which provides a loft hatch, ceramic floor tiles and a uPVC window.

A good size utility room houses the 'Viessmann' boiler with space and plumbing provided for white goods. Further features include; a 'Leisure' freestanding 6-ring gas range cooker to remain with triple oven and grill, continuation of ceramic floor tiles and a uPVC door leads to conservatory. A superb size conservatory enjoys picturesque views over the grounds and offers a uPVC construction with ceramic floor tiles, feature exposed stone wall and French doors lead out to the front garden.

FIRST FLOOR

A galleried landing enjoys a uPVC window to the rear of the property, a loft hatch providing access to the loft space and offers large walk-in storage cupboard which houses the hot water tank with shelving.

The master bedroom is located to the front of the property and enjoys views over the lawned garden with fitted carpet and ample space for furniture.

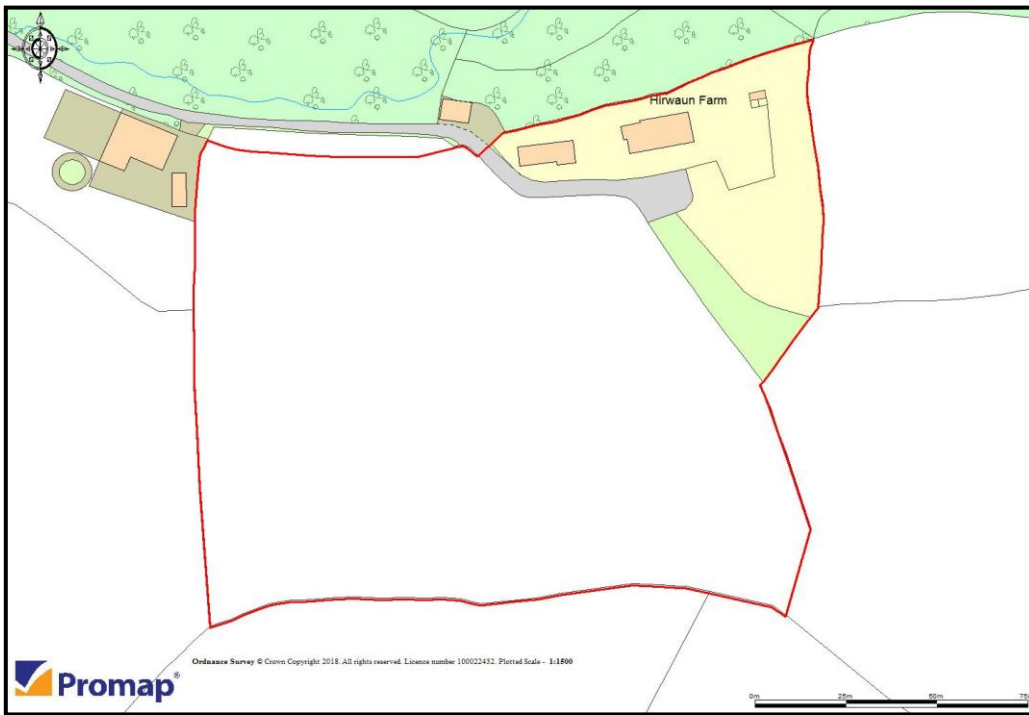
Bedroom two is a generous size double room with two uPVC windows to the side & rear of the property.

Bedroom three is a light & airy double room offering a uPVC window to the front with views over the grounds and fitted storage cupboards.

Bedroom four is an additional spacious double room with a uPVC window to the rear of the property and laminate flooring.

The family bathroom has been fitted with a modern 3-piece white suite comprising; panelled bath, basin set within vanity unit and WC with additional storage cupboards. Further features include; fully tiled walls & flooring and a large uPVC window to the front elevation.





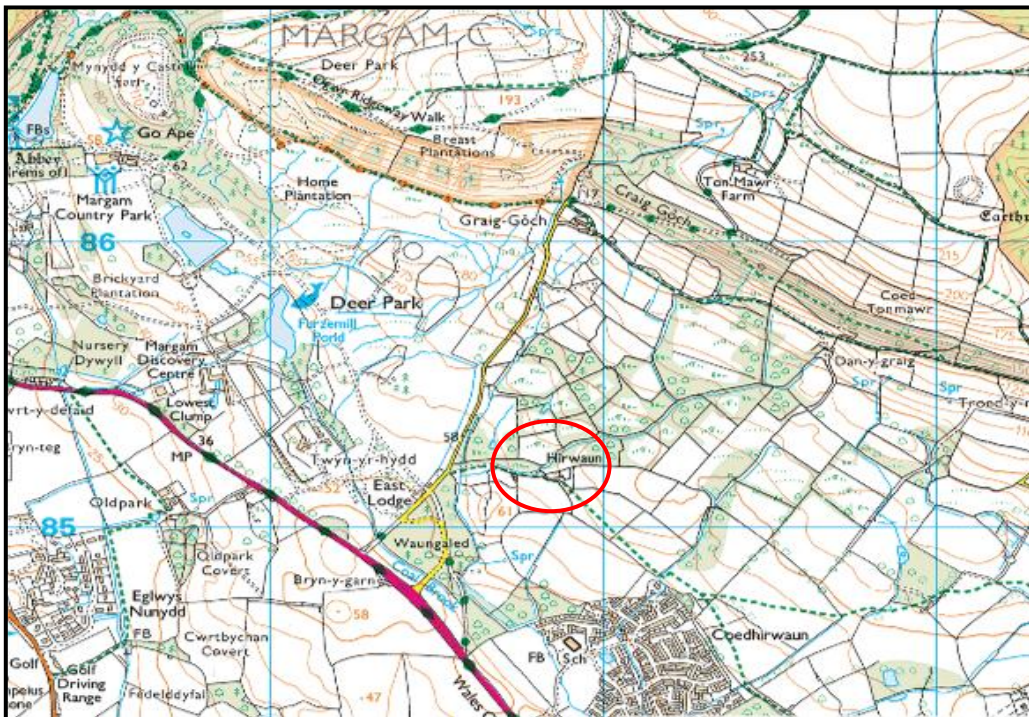
GARDENS, GROUNDS AND OUTBUILDINGS

The property is offered for sale with approximately 5.64 acres of grounds comprising; two stable boxes, workshop/tool store and garage. The grounds also include approximately 4.56 acres of gently sloping pastureland set in one enclosure. The land has a borehole water supply available.

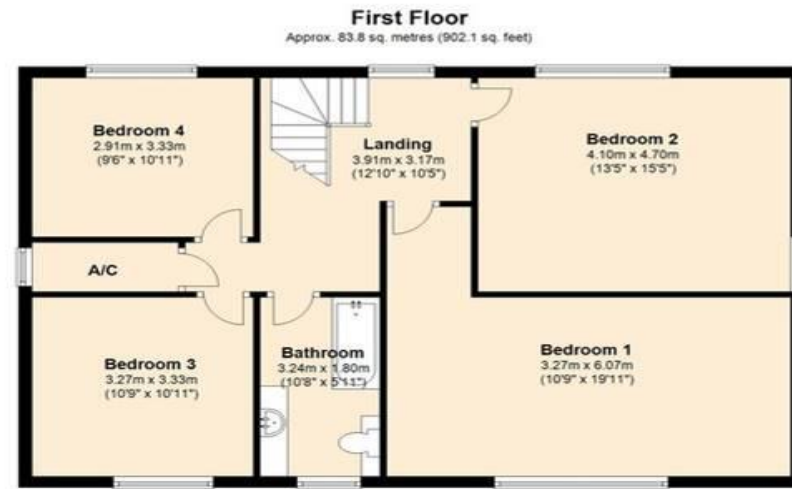
Stables - Timber and Box profile sheet building with painted concrete walls and a concrete floor comprising of two stables, workshop/tool store and a garage. The building has the benefit of borehole water and electricity supply available.

SERVICES AND TENURE

Mains electric, Calor gas, borehole water supply and cesspit waste. Free hold.



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.



Total area: approx. 197.6 sq. metres (2126.8 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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