



**Margam House, 7 Underbridge**  
Pontrhydyfen, Port Talbot, SA12 9RR









# Margam House, 7 Underbridge Pontrhydyfen, Port Talbot, SA12 9RR

£499,950 Freehold

## 4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

A unique opportunity to acquire this picturesque 18th century Detached Farmhouse situated within an acre plot overlooking Avon Valley River and a Grade II Listed Viaduct. Refurbished to an exceptional standard by the current homeowners. Accommodation comprises; Entrance Porch, Dining room, Kitchen/Breakfast room, Study, Lounge, W/C, & Utility room. First floor Landing, master bedroom with En-suite shower/Dressing room, Three further double bedrooms and a luxurious family Bathroom. Externally the property benefits from a substantial driveway, detached double garage, landscaped lawned gardens and a summer house. Being sold with no-ongoing chain. EPC Rating "D".

- Bridgend Town Centre 18.3 miles
- Swansea City Centre 12.6 miles
- M4 (J40) 3.5 miles

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## Summary of Accommodation

### GROUND FLOOR

Entrance via a composite door with glazed insert into the Porch featuring a uPVC sash window and Karndean flooring. The Dining room enjoys exposed stone wall & 'Inglenook' fireplace with slate hearth. Featuring a bespoke oak staircase with under-stairs storage cupboard, continuation of Karndean flooring, a uPVC sash window to the front elevation and built-in utilities cupboard housing the consumer unit.

Leading off is a cloakroom fitted with a wall hung WC, wash hand basin on oak shelf, T&G panelling and Karndean flooring.

The Study is a versatile reception room with a bespoke fitted bookcase, a uPVC sash window, composite door with glazed insert to the side elevation & Karndean flooring.

The Kitchen/Breakfast room showcases in-frame wall and base units with larger cupboard, co-ordinating central island with breakfast bar, 'Silestone' work-surfaces with upstands & splashback. Integral appliances to remain include; 'Range Master' Dual fuel oven with integrated grill and 6 ring gas hob with canopy extractor fan above. Other features include; Karndean flooring, a uPVC sash style window, pendant and spot lighting and a 'Belfast' sink with Perrin & Rowe tap.

The Utility room offers complementary inframe wall and base units with 'Silestone' work surface and upstands. Plumbing is provided for a washing machine and space for a tumble dryer and American style fridge freezer. Integral appliances to remain include; microwave oven and dishwasher. Further features include; sink unit with hot water tap, Karndean flooring, recessed spotlighting, a sash style window to rear elevation and a wall mounted 'Worcester' combi boiler.

The Lounge is a spacious reception room featuring uPVC sliding doors opening onto the patio and a uPVC sash window to the front elevation overlooking the surrounding grounds. The room benefits from exposed stonework, Karndean flooring, an 'Inglenook' fireplace with a slate hearth & a fire proof lintel (provision made for log burning stove).

### FIRST FLOOR

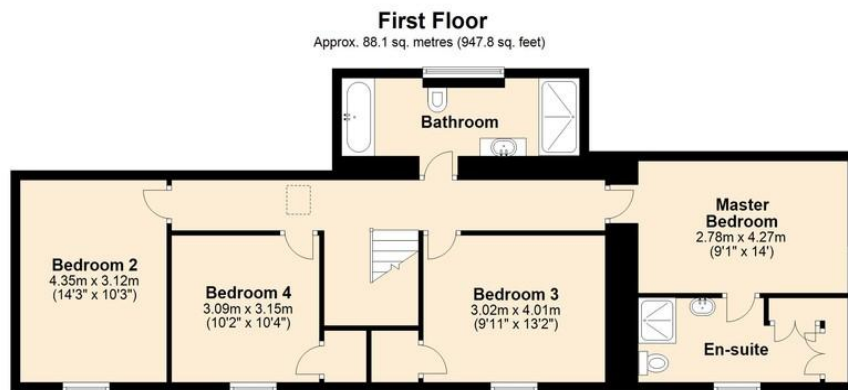
The First floor Landing features; Karndean flooring, recessed spotlighting and wall mounted lights.

The Master bedroom is a spacious double bedroom with uPVC sash window to the side elevation & Karndean flooring. Leading into the 3-piece En-suite Shower/Dressing room comprising; a walk-in shower cubicle with a lit recess, wash hand basin with solid work surface and wall hung WC. Further benefits include; Karndean flooring, built in bespoke wardrobes, matt black radiator and a uPVC sash window to the front elevation.

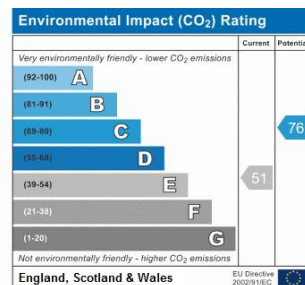
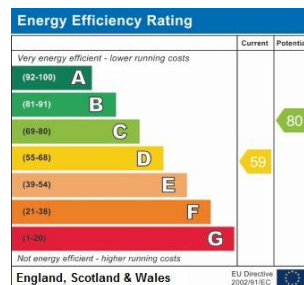
Bedroom Two is a generous sized double bedroom with uPVC sash window to the front elevation and walk-in wardrobe with hanging rail with sensor light.







Total area: approx. 180.5 sq. metres (1943.3 sq. feet)



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.

Bedroom Three is double bedroom with a uPVC sash window to front elevation and Karndean flooring. Ample space is provided for free standing bedroom furniture.

Bedroom Four is a further double bedroom with a uPVC sash window to the front elevation, Karndean flooring and a built-in wardrobe with hanging shelf and sensor light.

The luxurious bathroom with under-floor heating features a 3-piece suite comprising; free standing rectangular bath with lit shelf recess, wall hung WC, granite sink inset within a vanity unit, walk-in shower with matt black shower screen, "Jerusalem stone" tiling and an obscured glazed uPVC window to the rear elevation.

## GARDENS & GROUNDS

Margam House sits within an acre plot, accessed onto a substantial gravelled driveway with parking for several vehicles and benefiting from a detached double garage with double hardwood doors.

The landscaped grounds are predominantly laid to lawn which benefits from stone feature wall. The garden offers a picturesque setting overlooking the Grade II Listed pedestrianised viaduct and River 'Afan'. The property further includes; a slate effect patio and pathway leading to a versatile double-glazed summer house enjoying a raised decked area with river views. To the west side of the property is a raised bank with mature shrubs and trees creating a private setting.

## SERVICES & TENURE

All mains connected to the property. Freehold.

## COMMENTS

Please be aware that the property is subject to a pedestrian right of way along the rear bank of the property.







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