



41, Min Y Coed  
Port Talbot, SA13 2TE

Watts  
& Morgan



# 41, Min Y Coed

Margam, Port Talbot SA13 2TE

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**£375,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

A beautiful 4 bedroom detached home located in Margam Village, offering excellent access to the M4 corridor and a range of local amenities and ideally located within walking distance of the local Primary school and convenience store, with Margam Country Park just a few minutes away.

The well-appointed accommodation briefly comprises a spacious entrance hall, living room with bay window and fireplace, ground floor WC, versatile reception room with access to the rear garden, fitted kitchen and utility room, as well as access to the integral garage. To the first floor are four generous double bedrooms and a contemporary family bathroom.

Externally, the property boasts a private driveway to the front offering off-road parking for multiple vehicles, together with a great sized rear garden, with greenhouse and garden shed. Offered to the market with no onward chain.

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## Directions

\* Bridgend Town Centre - 7.9 Miles \* Port Talbot Town Centre- 6.7 Miles \* Cardiff City Centre - 28 Miles \* J38 of the M4 - 2.2 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

The property is accessed via a PVC front door, opening into a welcoming entrance hallway featuring reclaimed maple wood flooring, a carpeted staircase leading to the first floor, and a practical under-stair storage cupboard.

Positioned to the front of the property, the generously proportioned living room benefits from continued reclaimed maple wood flooring, a large front-facing bay window, and an additional side window, creating a bright and inviting living space. The room also benefits from the addition of a lovely multi-fuel fireplace.

The ground floor WC is fitted with tiled flooring and a modern two-piece suite comprising a wash hand basin and WC, complemented by a front-facing window.

Located at the rear of the property, the kitchen is fitted with a stylish range of coordinating wall and base units, complemented by solid oak work surfaces and a handmade maple breakfast bar. The room also benefits from reclaimed maple wood flooring and a rear-facing window. Integrated appliances includes a dishwasher, fridge/freezer as well as a Neff oven and Neff gas hob. Accessed from the kitchen, the utility room continues the maple flooring and provides additional shelving, with the washing machine and tumble dryer included in the sale. A side door provides access to the rear garden.

On the first floor, the spacious carpeted landing features a side-facing window and provides access to four well-proportioned bedrooms, the family bathroom, a convenient storage cupboard, and the en-suite serving the main bedroom.

The impressive main bedroom is situated to the front of the property and benefits from carpeted flooring, a large front-facing window, and an additional side window. A dedicated dressing area with built-in wardrobes leads through to the en-suite shower room, which is fitted with tiled flooring and a modern three-piece suite comprising a ceramic wash hand basin, WC, and enclosed shower, alongside a side-facing window. Bedroom two is a generously sized double room positioned to the rear of the property, featuring carpeted flooring, a rear-facing window, and built-in wardrobes.

Bedroom three is located to the front of the property and offers carpeted flooring, a front-facing window, and mirrored fitted wardrobes which are included in the sale. The family bathroom is fitted with tiled flooring and a contemporary three-piece suite comprising a wash hand basin, WC, and bath with shower over, in addition to a rear-facing window.

Bedroom four is another well-sized room, featuring maple wood flooring and a rear-facing window.

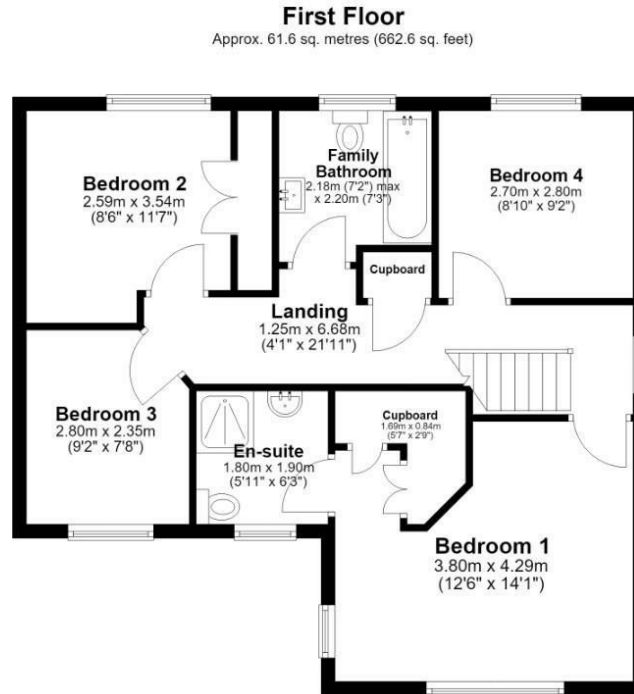
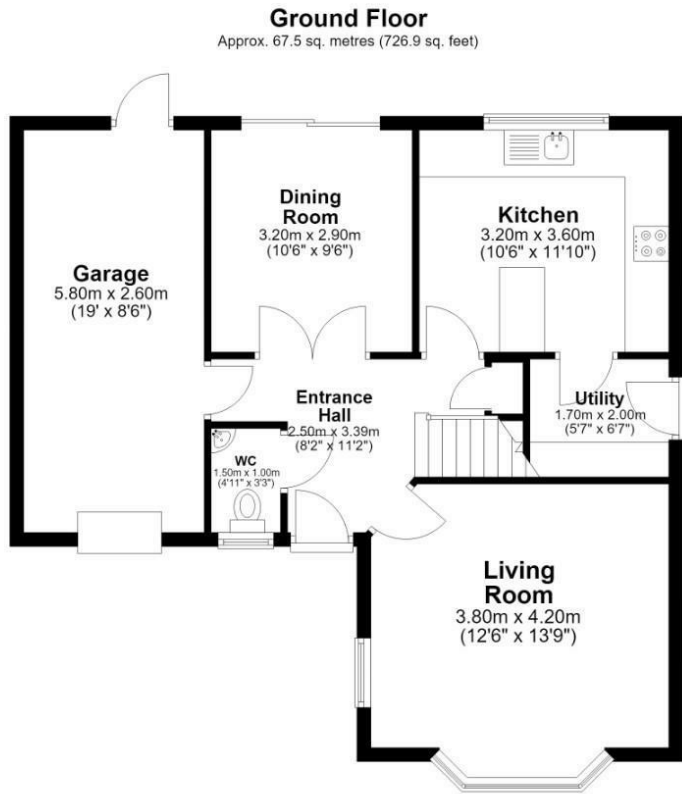
### GARDEN AND GROUNDS

Approached off Min Y Coed, No. 41 benefits from a private driveway offering off-road parking for several vehicles, as well as benefitting from a sizeable garage. To the rear, the property features a beautifully maintained garden, thoughtfully designed for both relaxation and entertaining, with a decked seating area and lawn enclosed by fencing. Additional highlights include a greenhouse, garden shed, and rear access to the garage via a back door.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'B'. Council Tax is Band 'E'. The property further benefits from the addition of solar panels and batteries also.

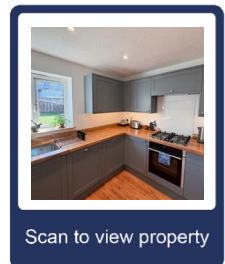




Total area: approx. 129.1 sq. metres (1389.5 sq. feet)



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



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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