



The Paddocks  
Port Talbot, SA13 2SR

Watts  
& Morgan



# The Paddocks

Margam, Port Talbot SA13 2SR

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**£490,000 Freehold**

## Summary

The property comprises of a detached bungalow, along with a cottage, both in need of complete renovation, the property also benefits from a small workshop, set in approximately 3.68 acres of land. The Land may have potential, subject to necessary planning permission for opportunities such as leisure and tourism being the last reachable point via car to Brombil Reservoir, which lies approximately 600m behind the property, with the benefit of convenient roadside access.

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## Directions

Travelling West Bound on the M4 motorway, take exit 38. at the round about take the second exit, and travel straight on over the next two roundabouts. towards Margam Village. on reaching the Twelve nights Public House on your left - take the right on to Ty Fry Road, taking the second right, follow the road underneath the motorway bridge, travel for around 400m The Paddocks is the final property in front of you, before you reach a private road.

W3W:// cherub.bachelor.nags

Port Talbot Town Centre – 2.6 miles

Cardiff City Centre – 34.7 miles

M4 Motorway Junction 38 – 2.3 miles

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**Your local office: Cowbridge**

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## Summary of Accommodation

### Situation

The Paddocks is located within the residential area of the village of Margam and within proximity to undisturbed footpaths, hiking trails and Margam Country Park. Margam benefits from local amenities, such as schools, shops, and sports facilities, with quick and easy access to the M4 Corridor.

### About the Property

The Bungalow is currently in need of complete renovation and modernization. It is constructed of mainly rendered brick, with UPVC windows and doors under a tiled roof and benefits from a garage which adjoins the house on its southerly gable. To the north of the bungalow, there is an old traditional stone built cottage, also in need of complete renovation and modernization. This property has a slate roof, however is inaccessible due to the condition of the property.

The property itself is set within 3.68 acres of predominantly pasture land with the level areas being well maintained. To the North east of the property is some woodland area, along with a flowing stream which is mainly fed from Margam mountain. The Land may have potential, subject to necessary planning permission for opportunities such as leisure and tourism being the last reachable point via car to Brombil Reservoir. The Bungalow and property benefits from a successful planning application for a conversion to a 4 bedroom dormer bungalow along with a change in vehicle access. Please refer to reference P2017/0428 on the Neath and Port Talbot Council Website.



### Service and Tenure

The Freehold of the property is offered for sale with the benefit of vacant possession, The property is Freehold. Mains Electric, Water and Drainage.

### Plan

The plan attached is published for identification purposes only and while every care has been taken its contents and accuracy cannot be guaranteed.



Further Details & Viewing

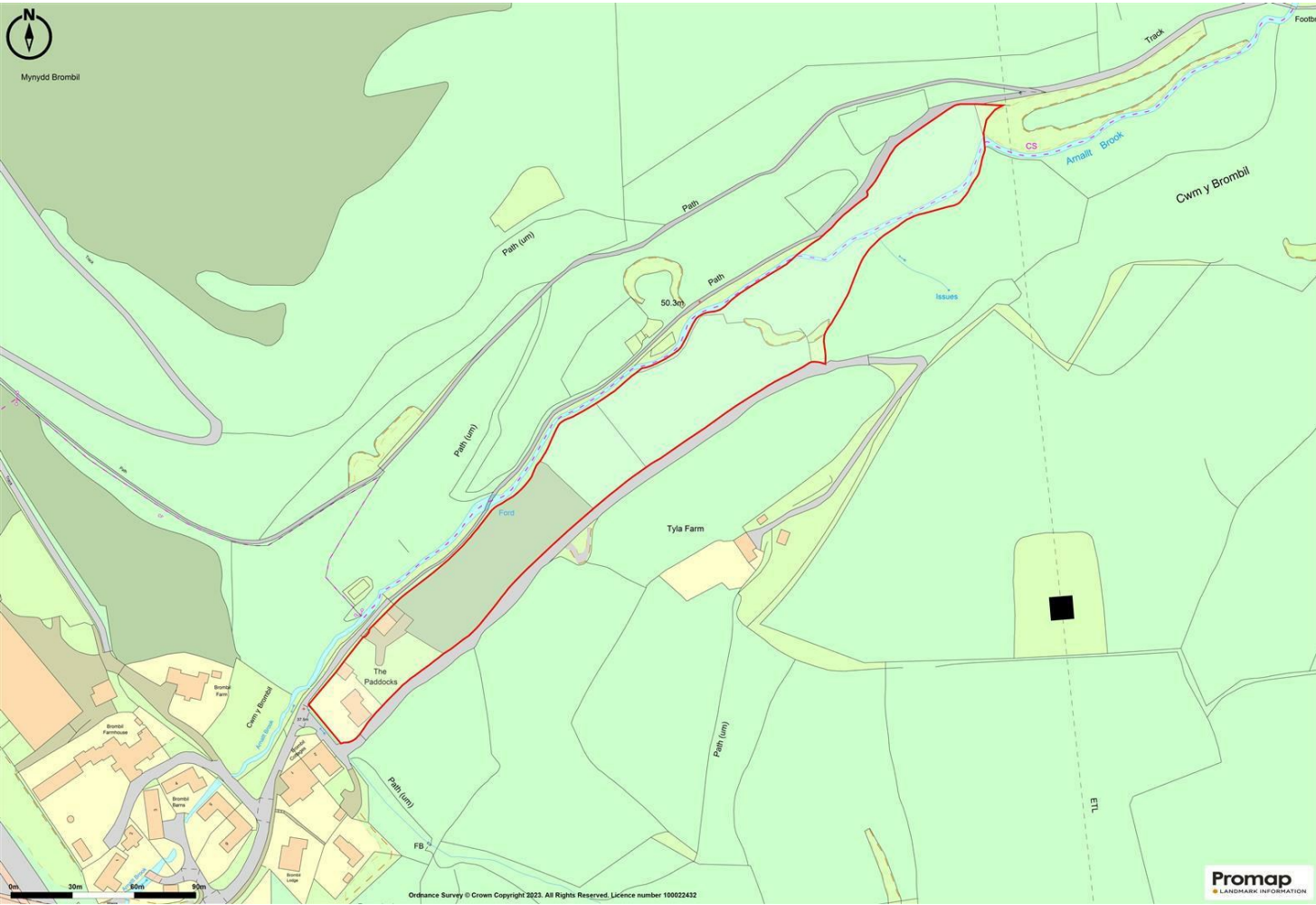
The site may be viewed via an appointment. Please contact Samantha Price of Watts and Morgan LLP by telephone; 01446 774152 or by email; samantha.price@wattsandmorgan.co.uk

Health and Safety

Due to the nature of the property, neither the seller nor agents are responsible for the safety of the viewing. All those viewing the property do so at their own risk.

Proceeds of Crime Act 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.



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		
England & Wales		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.