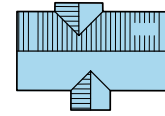


Eglwys Nunydd

MARGAM

The Afan

2,652 ft² (246 m²)



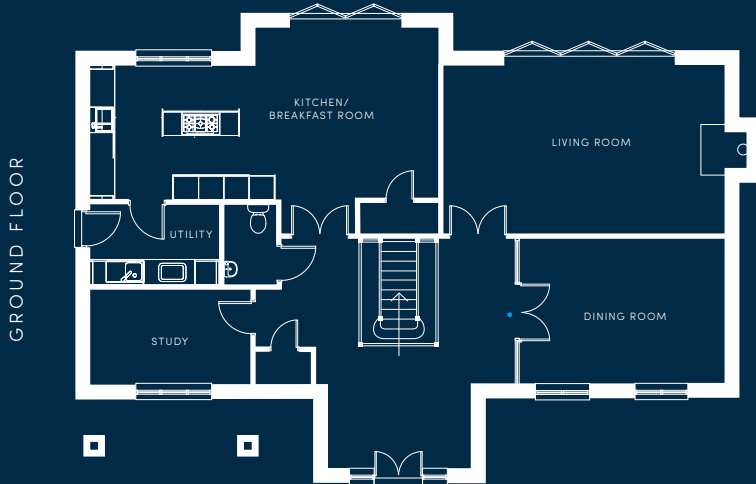
Overview

The Afan offers 4 double bedrooms and 1 single as well as some superb features such as the double storey glazed entranceway with galleried landing, bifold doors and glazed wall and doors to the dining room. All of which further enhance the spaciousness of this superb detached home. Sitting within a generous plot, The Afan offers luxurious accommodation ideal for today's modern lifestyle.

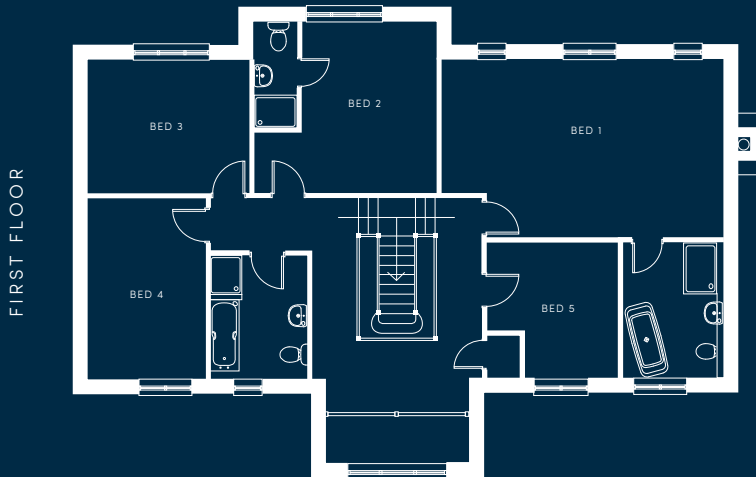
Eglwys Nunydd

MARGAM

The Afan



Kitchen	12'8" x 10'4"	Living Room	21'2" x 13'0"
Breakfast Room	14'0" x 13'4"	Dining Room	11'1" x 15'7"
Utility	10'0" x 6'3"	Study:	12'4" x 7'2"



Bedroom 1:	13'8" x 21'2"	Bedroom 3:	10'3" x 12'7"
En suite:	10'5" x 7'8"	Bedroom 4:	9'4" x 13'9"
Bedroom 2:	13'3" x 10'3"	Bedroom 5:	10'5" x 10'2"
En suite:	8'1" x 3'4"	Bathroom:	9'5" x 7'5"

- Ash framed glazed door and side panels

High End Specification

- Spacious living areas
- Chesneys log burner to lounge
- Traditional slate tiled roof
- Masterclass Kitchens by Sigma 3
- Porcelanosa wall & floor tiles
- Beautiful Sottini Sanitary Ware by Ideal Standard
- Neff kitchen appliances
- Detached double garages (with underpass to Cadog)
- Rainwater harvesting / recycling system
- Energy efficient heating systems
- NHBC ten year warranty

The Afan

- Kitchen/breakfast room with Bifold doors to rear garden
- Spacious living room with Bifold doors to rear garden
- Dining room with ash framed glazed doors & side panels from hall
- Study
- 4 Double bedrooms, 1 single
- En suite to bedroom 1 & 2
- Galleried landing
- Double height feature glazed entrance