



1 East Lodge,
Port Talbot, SA13 2TL

Watts
& Morgan



1 East Lodge

Margam, Port Talbot SA13 2TL

£975,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A rare opportunity to acquire this truly exceptional stone-built family home nestled in one of the most enviable positions enjoying quiet southerly views over Margam County Park. Sitting on 0.5 of an acre, 1 East Lodge has been beautifully renovated, significantly extended and restored by the current owner. Margam Park has plenty to enjoy including the orangery, historic castle, play area and acres of tranquil grounds and the property benefits from its very own private access to the impressive country park. Conveniently located just a short drive from the popular seaside town of Porthcawl and offering great access to both Cardiff and Swansea city centres via the M4 Motorway. Dating back to the 1870's this impressive property has been extended and modernised to offer an immense wealth of character combined with modern conveniences to provide an extremely generous, highly adaptable family home.

Accommodation benefits from underfloor heating throughout the property and comprises of; ground floor entrance porch, dining room, games room, lounge, sitting room, kitchen/ breakfast room, utility, and WC. First floor; principal bedroom with freestanding copper bathtub and en-suite shower room. Second bedroom with en-suite shower room, two further good-sized bedrooms and a 4-piece family bathroom. The property set within a plot of approximately 0.5 acres enjoys beautifully landscaped gardens & grounds which are predominantly laid to lawn and enjoys a variety of shrubs. There is a private driveway to the front and further gated off road parking for multiple vehicles also to include an electric charging point. A double garage and a purpose-built home office. EPC "E"

Directions

* Porthcawl - 7.0 Miles * Bridgend - 8.0 Miles * Cardiff - 28.7 Miles * Swansea- 13.8 Miles *J38 of the M4 Motorway - 6.0 Miles

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Summary of Accommodation

GROUND FLOOR

Accessed via a solid wood door into a welcoming porch with an internal stable style door into the dining area.

The dining room features a solid oak staircase leading to the first floor landing, flagstone tiled flooring and sash style windows overlooking the front. A further exposed wood burner on a slate hearth with stone surround and oak mantle. There is a built-in storage cupboard housing the downstairs underfloor heating controls. The games room is a versatile reception room with engineered oak flooring with windows to the front and side and hard wood patio doors opening out onto the rear garden, a further hardwood door leads out to the front of the property. There is a central feature wood burner set on a slate hearth with exposed stone surround and oak mantle.

The living room is a superb family room enjoying a feature open fireplace with a reclaimed stone hearth and surround, engineered oak flooring and bespoke feature wooden beams. A second sitting room is another cosy space with an original stone wall, flagstone tiled floors and a further set of hardwood patio doors.

The kitchen / breakfast room showcases a range of shaker style wall and base coordinating units with solid wood work surfaces over and a central island with continuation of the work surfaces. The kitchen area offers recessed spotlighting and exposed beamed ceilings and flagstone tiled flooring and space for free standing furniture. Appliances to remain include freestanding Aga double oven and grill with 6-ring gas hob and extractor hood, integral dishwasher. Space is provided for a freestanding American style fridge freezer. The kitchen further benefits from two composite one and a half sinks with an instant hot water / cold filter tap. The utility area features a continuation of the work surfaces. Space and plumbing is provided for two appliances and offers flagstone tiled floors. A stable style door leads out onto the rear courtyard. The cloakroom serving the ground floor accommodation has been fitted with a 2-piece suite comprising; a wash hand basin and a WC.



FIRST FLOOR

The first floor landing offers carpeted flooring and built-in storage housing the upstairs underfloor heating controls. Window overlooking the front and three velux windows with exposed vaulted ceilings and beams.

The principal bedroom is a superb sized room with engineered oak flooring, two sets of sash style windows overlooking Margam Park and beyond and two sets of windows to both side elevations. Vaulted ceiling with exposed beams and a freestanding copper roll top bath. An en-suite shower room has been fitted with a 3-piece suite comprising of a double walk-in shower cubicle, pedestal wash-hand basin and WC. Tiled flooring, vaulted ceiling with velux skylight window and exposed beams.

The second bedroom is a spacious light room with dual aspect windows to the front and side, engineered oak flooring and access into the loft hatch. An en-suite shower room has been fitted with a 3-piece suite comprising of a separate walk-in shower cubicle with tiled wet areas, wash-hand basin and WC within unit. Tiled flooring and spotlighting.

The family bathroom has been fitted with a 4-piece suite comprising of a roll top bath with freehand overhead shower, double walk-in shower cubicle with tiled wet area, WC and pedestal wash-hand basin. The bathroom further benefits from tiled flooring and windows overlooking the rear. Bedrooms three and four are both well proportioned double bedrooms.

OFFICE

Accessed from the rear garden via double fully glazed doors is the purpose built home office with tiled floors and views over the fields behind. This practical space has been fully equipped and adapted for home working with its very own broadband connection, kitchenette with hot water tank, electric storage heaters and separate WC and wash hand basin.

GARDENS AND GROUNDS

1 East Lodge sits on approximately 0.5 of an acre in one the most idyllic locations backing on to Margam County Park. It is approached off a private lane with a block paved driveway to the front leading to electric controlled gates. The gates open out onto an inner courtyard where secured off-road parking for multiple vehicles is provided. The property benefits from a double detached garage with electric roller shutter doors. A ladder leads up to a mezzanine floor with further space and velux windows. The garage has plumbing and power supply connected space for appliances. The beautifully landscaped wrap around garden is laid with quality artificial turf and a large patio area provides a great space for outdoor entertaining and dining. The parcel of land to the side has restrictions for any development.

SERVICES AND TENURE

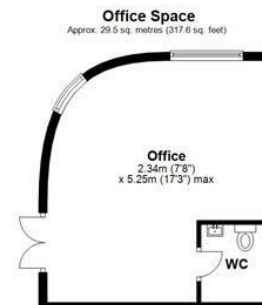
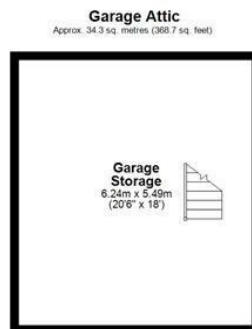
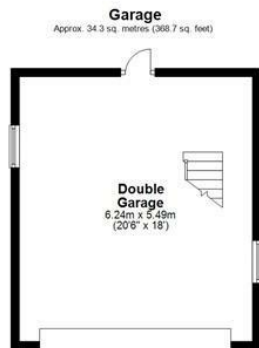
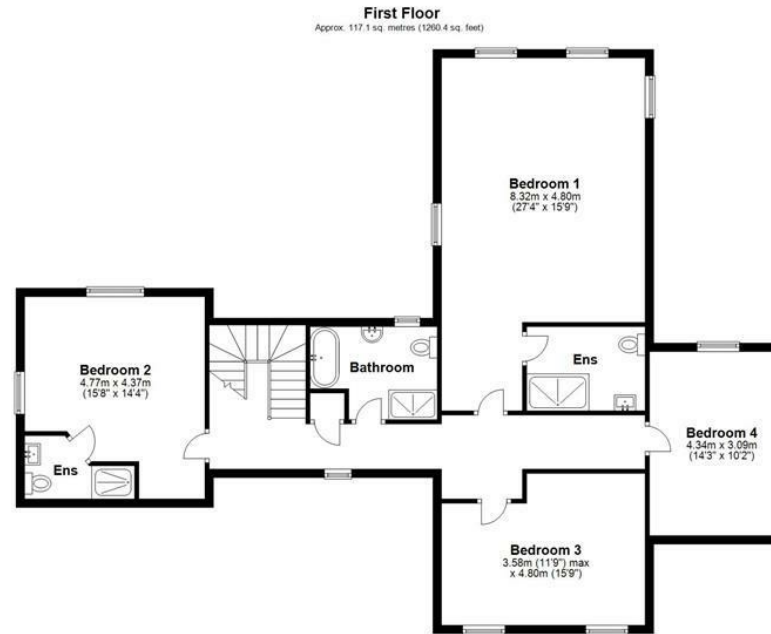
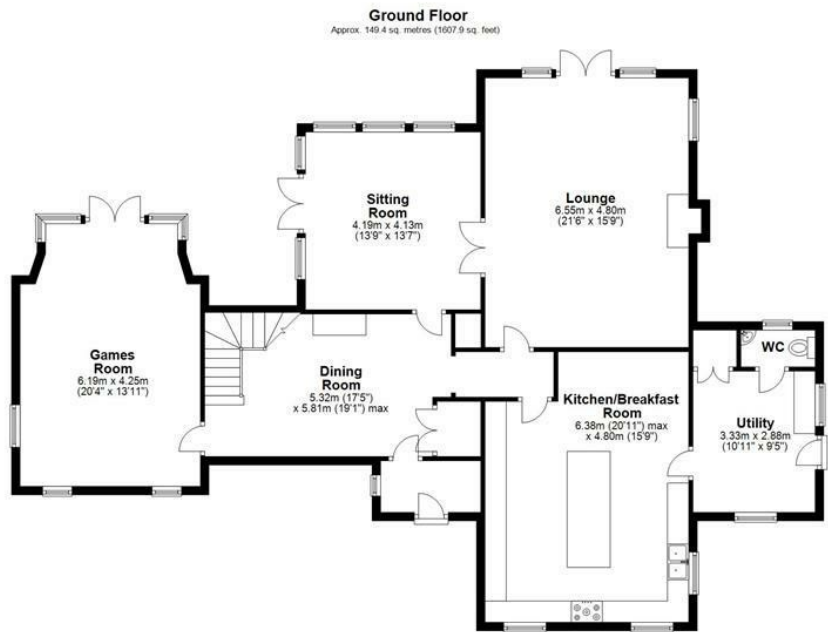
All mains drainage connected. LPG Gas.

Security system included.

Freehold.



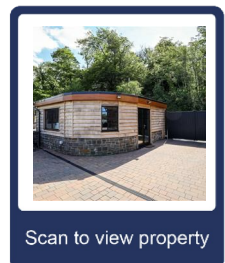




Total area: approx. 364.5 sq. metres (3923.4 sq. feet)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.



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