

**Cwrt Yr Eos
Margam
Port Talbot
Neath Port Talbot.**

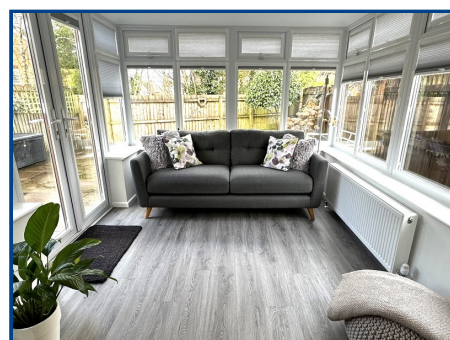
Price £315,000



- DETACHED PROPERTY
- THREE BEDROOMS
- LOUNGE & CONSERVATORY
- ENSUITE & CLOAKROOM
- BATHROOM/W.C.
- GARDENS & GARAGE
- VIEWING HIGHLY RECOMMENDED

General Description

We are pleased to offer for sale this immaculately presented three bedroom detached property situated in the very popular Margam Village location. The historic Margam Park is situated a short drive away with its walking and biking trails, children's play areas, cafe and a gift shop. The Port Talbot Town Centre is a few miles away as is the Aberavon Beach with its various cafes, ice cream parlour and Cinema. Council Tax Band D.



Cwrt Yr Eos, Margam, Port Talbot, Neath Port Talbot.

Property Description

Immaculately presented detached property with the accommodation comprising of hallway, cloakroom, lounge, fitted kitchen/dining room and conservatory to the ground floor and three bedrooms, master ensuite and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing, gardens to the front and rear and garage. Internal viewing is highly recommended.

Hallway

Stairs to the first floor, laminate floor, radiator, coved and textured ceiling.

Cloakroom

Comprising wash hand basin and low level W.C. Tiled splashback, radiator, textured ceiling and double glazed obscure window to the front.

Lounge (16' 05" Max x 13' 04" Max) or (5.00m Max x 4.06m Max)

Coved ceiling, two radiators and double glazed window to the front.

Kitchen/Dining Room (16' 04" x 8' 09") or (4.98m x 2.67m)

Fitted with a range of high specification (less than a year old) base and wall units with complimentary work surfaces over incorporating one and a half bowl sink and drainer with mixer taps. Four ring gas hob with extractor fan over, electric oven (which has never been used) and microwave. Integrated fridge freezer, integrated washing machine, larder cupboard and recycling drawer. Laminate flooring, spotlights to ceiling, understairs storage cupboard and radiator. Double glazed window to the rear and open into:

Conservatory (9' 04" x 9' 02") or (2.84m x 2.79m)

Laminate floor, radiator, double glazed windows to the side and rear and double glazed French doors to the side, the glass roof has been replaced with a solid roof which was completed in October 2023.

First Floor Landing

Access to the loft, airing cupboard housing gas central heating boiler and storage cupboard incorporating

shelving. smoke alarm and double glazed window to the side.

Bedroom 1 (11' 05" x 9' 06") or (3.48m x 2.90m)

Fitted wardrobe, coved ceiling, radiator and double glazed window to the front. Door into:

En Suite

Comprising fully tiled shower cubicle with overhead shower, wash hand basin set in a vanity unit and low level W.C. Tiled flooring and walls. Stainless steel heated towel rail, spotlights to ceiling, extractor fan and double glazed obscure window to the side.

Bedroom 2 (10' 05" x 9' 02") or (3.18m x 2.79m)

Storage cupboard incorporating hanging rail and shelving, fitted wardrobe, textured ceiling and radiator. Double glazed window to the rear.

Bedroom 3 (7' 08" x 6' 08") or (2.34m x 2.03m)

Laminate floor, radiator, textured ceiling and double glazed window to the front.

Bathroom/W.C. (6' 03" x 5' 08") or (1.91m x 1.73m)

Comprising panelled bath with overhead shower and side screen, wash and basin and low level W.C. set in a vanity unit. Stainless steel heated towel rail, tiled walls, laminate floor, spotlights to ceiling and extractor fan. Double glazed obscure window to the rear.

Outside

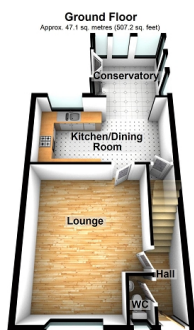
Shared driveway to the front leading to parking space and Garage with up and over door. Pedestrian gated access to the side leading to enclosed rear garden laid mainly to patio and gravel and planted with mature trees and shrubs there is a further gate at the back of the property leading to further land down to the stream.

Tenure

Freehold

Council Tax

D



Total area: approx. 85.8 sq. metres (924.0 sq. feet)



Important notice

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Professional Services

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