

Cwrt Yr Eos

fixed price £310,000

- Sought-after Cwrt Yr Eos development
- Driveway providing off-road parking
- Private enclosed rear garden
- Modern kitchen/dining room
- Near Margam Country Park and leisure facilities
- EPC Rating: C



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About the property

Situated within the highly sought-after residential development of Cwrt Yr Eos in Margam, this well-presented three-bedroom detached family home offers generous living accommodation, ample off-road parking, and an enclosed rear garden, making it an ideal purchase for growing families and professionals alike.The property is entered via a welcoming hallway which provides access to the principal reception rooms. The spacious lounge offers a bright and comfortable living space, ideal for both relaxing and entertaining, while the modern fitted kitchen/dining room provides an excellent social hub for family life with ample worktop and storage space. A convenient ground floor cloakroom/WC completes the accommodation on this level.To the first floor, the property boasts three well-proportioned bedrooms, including a generous principal bedroom, together with a modern family bathroom fitted with a contemporary suite.Externally, the property benefits from a driveway providing off-road parking and access to the garage. To the rear is a private enclosed garden, offering a safe and secure outdoor space for children, pets and summer entertaining.Located in the desirable village of Margam, the property enjoys excellent transport links via the M4 corridor and is conveniently situated for local schools, shops, Port Talbot town centre, Margam Country Park and a range of leisure facilities.

Accommodation

Living Room

Irregular Shaped Room 16' 5" maximum x 13' 4" maximum (5.00m maximum x 4.06m)

Conservatory

8' 10" x 8' 1" (2.69m x 2.46m)

Kitchen

Bedroom 1

Irregular Shaped Room 11' 5" maximum x 9' 7" maximum (3.48m maximum x 2.92m)

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7' 10" x 6' 10" (2.39m x 2.08m)

Bathroom

6' 4" x 5' 10" (1.93m x 1.78m)

7' 6" x 4' 7" maximum (2.29m x 1.40m maximum)

Bedroom 2

Irregular Shaped Room 10' 2" maximum x 9' 3" maximum (3.10m maximum x 2.82m)

Bedroom 3

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Floorplan



Total floor area 85.2 m² (917 sq.ft.) approx

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