



Cwrt Yr Eos, Margam Village, Port Talbot,
Neath Port Talbot. SA13 2UQ

£240,000



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Ideal FAMILY HOME! Situated on Margam Village neighbouring Margam Country Park we have for sale a four bedroom detached property with OFF ROAD PARKING and GARAGE. Early viewing is highly recommended!

£240,000 - Freehold

- Four bedroom detached
- Off road parking and garage
- Built-in wardrobes in three bedrooms
- Modern development location
- Sunny aspect rear garden
- Sold with no ongoing chain. EPC-C72



OVERVIEW

Cwrt y Eos is situated in Margam Village which is a modern development between Port Talbot and Pyle and an ideal location for access to the M4 motorway for commuting to neighbouring towns and cities. There is a convenience shop and primary school located on the development. Margam Country Park is neighbouring the development and is ideal for country walks and mountain biking.

The property is being sold with no ongoing chain and would make an ideal family home.

ENTRANCE HALL

Access via glass panel door. Centre light. Staircase leading to the first floor with fitted carpet. Access to under stairs storage. Radiator. Laminated flooring in a wood flooring. Doors leading to the cloakroom, main reception room, kitchen and second reception room.

CLOAKROOM/W.C

Centre light. Low level w.c. Wall mounted sink unit with splash back tiling. Radiator. Laminated flooring.

RECEPTION 1 (15' 4" x 11' 0") or (4.68m x 3.36m)

Centre light. Coving. Double glazed PVCu patio doors leading to the rear garden. Two wall lights. Radiator. Laminated flooring in a wood effect.

KITCHEN (11' 7" x 11' 5") or (3.54m x 3.49m)

Centre light. Double glazed PVCu window to the rear. Frosted glass panel with double glazed PVCu door to the rear. Fitted with a range of wall and base units with four ring gas burner hob with double electric oven beneath. Sink and drainer with mixer tap. Space and plumbing for washing machine. Space and plumbing for free standing fridge freezer. Splash back tiling. Breakfast bar area with seating. Radiator. Laminated flooring in a tiled effect. Panel door through to utility room.

UTILITY ROOM (6' 8" x 4' 10") or (2.03m x 1.47m)

Centre light. Double glazed PVCu window to the side. Sink and drainer with mixer tap. Space for washing machine and tumble dryer. Storage space. Splash back tiling. Radiator. Continuation of the vinyl flooring.

RECEPTION 2 (8' 8" x 11' 1") or (2.64m x 3.38m)

Currently used as a home office. Centre light. Coving. Double glazed PVCu window to the front. Radiator. Wall light. Laminated flooring in a wood effect.

LANDING

Centre light. Loft access. Radiator. Fitted carpet. Airing cupboard housing the boiler.

MASTER BEDROOM (9' 10" x 11' 11") or (3.00m x 3.63m)

Centre light. Double glazed PVCu window to the rear. Radiator. Built-in double wardrobe. Fitted carpet.

EN-SUITE

Centre light. Walk-in shower with glass screen. Low level w.c. Pedestal wash hand basin. Frosted glass window to the side. Shaver point. Extractor. Fitted carpet.



BEDROOM 2 (8' 11" x 11' 1") or (2.71m x 3.38m)

Centre light. Double glazed PVCu window to the front. Radiator. Fitted carpet.

BEDROOM 3 (9' 11" x 7' 9") or (3.03m x 2.35m)

Centre light. PVCu double glazed window to the front. Radiator. Built-in wardrobe. Fitted carpet.

BEDROOM 4 (6' 7" x 8' 10") or (2.01m x 2.68m)

Centre light. Double glazed PVCu window to the rear. Radiator. Fitted carpet.

BATHROOM (6' 2" x 6' 5") or (1.89m x 1.95m)

Centre light. Frosted glass window to the rear. Low level w.c. Pedestal wash hand basin. Panel sided bath. Splash back tiling. Radiator. Shaver point. Extractor. Fitted carpet.

OUTSIDE

There is a sunny aspect garden to the rear enclosed by high panel fencing and laid to patio with a lawn area. Mature planting trees and shrubs. The front area is open plan with driveway for off road parking and a detached garage with up and over door, power and light. Foot access door to the rear of the garage.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

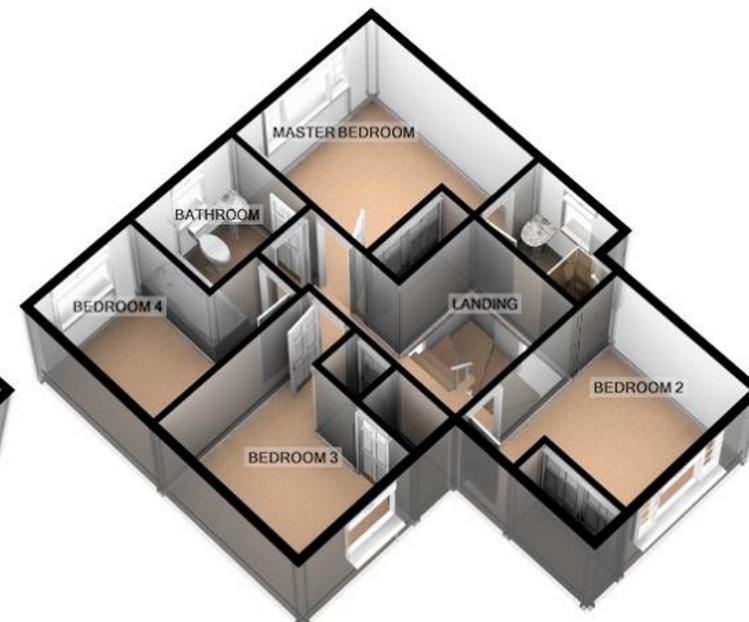
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



GROUND FLOOR



1ST FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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