



Benchmark Barn Eglwys Nunnydd,  
Margam, Port Talbot, Neath Port Talbot.  
SA13 2PS

£300,000

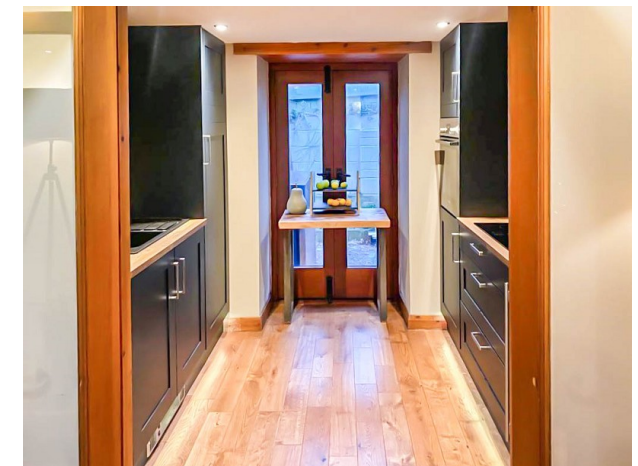


# Benchmark Barn Eglwys Nunnydd, Margam, Port Talbot, Neath Port Talbot. SA13 2PS

A rare opportunity to purchase this detached two bedroom barn conversion with a modern contemporary theme throughout, situated in the sort after area of Eglwys Nunnydd development in Margam. VIEWING IS HIGHLY RECOMMENDED to appreciate what the property has to offer. Offered with NO ON GOING CHAIN.

£300,000 - Freehold

- Character two bedroom detached barn conversion.
- Well presented throughout
- Close to Margam Park and Golf Course.
- Large front garden and off road parking.
- NO ON GOING CHAIN.
- Council Tax E/EPC D.





## DESCRIPTION

We are pleased to offer this delightful two bedroom detached barn conversion, full of character within close proximity to Margam Country Park, Lakeside Golf Club and The Grand Sultan Indian Restaurant. Property has its own enclosed front garden. Situated within its own gated grounds and offers ample off road parking. Viewing highly recommended to fully appreciate what this unique and original barn conversion.

Accommodation briefly comprises of entrance hall, lounge with vaulted ceiling, fitted kitchen, beautiful bathroom, mezzanine master bedroom and second bedroom. Externally offers generous sized garden with ample off road parking and pergola seated area.

## ENTRANCE

Accessed via solid wood french doors leading into a welcoming entrance hall.

## WELCOMING ENTRANCE HALL

Generous sized entrance hall, Skimmed ceiling, inset ceiling lights, emulsioned walls, solid oak flooring throughout ground floor, radiator. Staircase with fitted carpet to first floor, storage cupboard with plumbing for washing machine. All doors leading off :

## LOUNGE (15' 2" x 11' 7") or (4.62m x 3.53m)

Vaulted ceiling and beamed with feature centre light, emulsioned walls, continuation of solid wood flooring, fitted shelving area to one wall. Solid wood double doors to side of property, french doors with matching side screen set within the stone archway with window above making a statement to this delightful room which overlooks the frontage.

## KITCHEN (8' 9" x 8' 7") or (2.66m x 2.61m)

Skimmed ceiling, inset ceiling lights, emulsioned walls, continuation of solid wood flooring, modern tiles splash back areas. Room is fitted with a range of wall and base units with complimentary work surfaces. Circular sink with mixer tap and drainer. Electric cooker, shelving, plinth heater, base cupboard housing under counter fridge/freezer. Solid wood double glazed french doors to side of property.

## BATHROOM (8' 9" x 5' 8") or (2.67m x 1.72m)

Skimmed ceiling, inset ceiling lights, emulsioned walls, tiled flooring and wood framed frosted double glazed window to side of property. Feature stone ventilation slits to rear elevation. Room is fitted with a three piece suite comprising low level w.c. hand basin set within vanity unit and chrome mixer tap, panelled bath with over head mains fed shower and screen. Fully tiled to bath area and splash back areas. Schoolhouse radiator with towel rail attachment.

## LANDING

Accessed via solid wood spindle balustrade staircase leading to upper floor with two feature stone wall ventilation slits. Cupboard landing housing the combination boiler and storage.

## MASTER BEDROOM (15' 1" x 12' 3") or (4.61m x 3.73m)

Impressive vaulted ceiling, inset ceiling lights, feature beams, newly fitted carpet, radiator. Side facing double glazed velux window.



## BEDROOM 2 (9' 3" x 7' 1") or (2.83m x 2.16m)

Sloping ceilings, emulsioned walls, newly fitted carpet, radiator and side facing double glazed Velux window. Fitted cupboards.

## OUTSIDE


Enclosed front garden accessed via wooden gate and natural stone boundary walls. Lawned area and stone gravel driveway with parking for several vehicles.

To one side there is a seated pergola area, ideal for outdoor dining and to other side of barn there is ample space for storage units.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.



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.



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01639 891268

## Bridgend

Sales: 01656 654 328

[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477

[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268

[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

Lettings: 01639 891 268

[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507

[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)

Lettings: 01639 874507

[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)