



Cwrt Yr Eos, offers over £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



 3
  3
  2



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)

En Suite



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

01656 771600

porthcawl@peteralan.co.uk

Floorplan



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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let