



Cwrt Y Carw, Margam Village, Port Talbot, Neath Port Talbot. SA13 2TR

£335,000



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ESTATE AGENTS



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Neath Port Talbot. SA13 2TR**

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Daniel Matthew Estate Agents are pleased to offer for sale this extremely well presented four bedroom detached home situated on the popular and sought after Margam Village development. The village shop and primary school are just a few minutes walk. Margam Country park is a short distance away. Excellent commuting via the M4 at junctions 37 & 38. This property benefits from a spacious lounge, dining room, fitted kitchen plus a utility room, cloakroom /WC and a sun



Entrance Hallway

Enter via front door into hallway. Artexed and covered ceiling. Radiator. Laminate flooring. Under stairs storage. Staircase carpeted to first floor. Personnel door leading to garage. Doors leading to downstairs accommodation.

Lounge (16' 6" x 10' 9") or (5.04m x 3.27m)

A light and airy room situated to the front of the property with a UPVC window overlooking the front garden and radiator under. Artexed and covered ceiling. Laminate flooring. Provision for wall mounted TV. White georgian style double doors leading into dining room.

Dining Room (9' 11" x 9' 0") or (3.02m x 2.74m)

A pleasant room off the lounge which has space for a six seater dining table. Artexed and covered ceiling. Radiator. Continuation of laminate flooring from the lounge. White french doors opening into the sun lounge.

Kitchen (11' 2" x 9' 11") or (3.40m x 3.01m)

A fully fitted kitchen finished in high gloss white which includes a range of wall and base units with inset draws and wine rack. Coordinating work surfaces with tiling to splash back areas. Hotpoint integrated electric oven and gas hob with extractor over. Plumbing for dishwasher and space for fridge freezer. Stainless steel sink and drainer with mixer taps. Radiator. Ceramic tiled floor. Artexed ceiling and UPVC double glazed window overlooking rear garden. Door to utility room.

Utility Room

Matching units from the kitchen, which include wall and base cupboards and work surface. Sink with drainer and mixer taps. Plumbing for automatic washing machine. Ceramic tiled floor. UPVC glazed door to rear garden. Door to cloakroom / WC.

Cloakroom/w.c

A two piece suite in white with WC and sink with vanity cupboard. UPVC obscure double glazed window.

Conservatory (15' 2" x 10' 1") or (4.63m x 3.07m)

A beautiful room situated off the dining area. Well positioned to appreciate the garden and outside space. UPVC windows and glass roof. Blinds and centre light with fan. Radiator. Tiled flooring.

Landing

Fitted carpets. Access to attic which is boarded and has a light. Door into airing cupboard which houses the central heating boiler. Doors off to all first floor rooms.

Master Bedroom (15' 5" x 11' 3") or (4.71m x 3.42m)

This spacious well presented room is a key selling feature of this home. Situated to the front of the property with UPVC double glazed window overlooking front with radiator under and nicely presented with artexed and covered ceiling. Centre light and fan. Built in double wardrobes. Door leading to ensuite.

En Suite

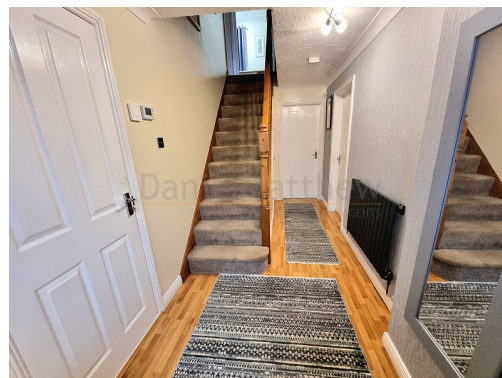
Presented to a high standard, a three piece suite in white with cubicle shower, sink with vanity cupboard, WC. Fitted with easy to clean waterproof wall panels and PVC ceiling. Heated chrome towel rail. Mirror and shaver point. UPVC obscure double glazed window.

Bedroom Two (14' 1" x 8' 2") or (4.30m x 2.49m)

This double bedroom is situated to the front of the property with UPVC double glazed window and radiator under. Artexed and covered ceiling. Provision for TV. Built in double wardrobes. Fitted carpets.

Bedroom Three (11' 3" x 8' 2") or (3.42m x 2.50m)

This double bedroom is situated to the rear of the property with UPVC double glazed window and radiator under. Artexed and covered ceiling. Display wardrobes, dressing table and mirror all to remain. Fitted carpets.



Bedroom Four (11' 3" x 7' 7") or (3.44m x 2.32m)

Situated to the rear of the property with UPVC double glazed window and radiator under. Artexed and coved ceiling with spot lights. Fitted desk to remain.

Bathroom (6' 11" x 5' 9") or (2.11m x 1.74m)

Presented to a high standard, a three piece suite in white with shower over bath and shower screen, sink with vanity cupboard, WC. Fitted with easy to clean waterproof wall panels and PVC ceiling. Heated chrome towel rail. Mirror and shaver point. UPVC obscure double glazed window.

Garden

The rear garden is beautifully landscaped and fully enclosed with gate access to the front. The garden is mostly maintenance free and made up of patio areas, cotswold stones, mature shrubs and a filter pond into a fish pond with a decorative pagoda over. Outside tap.

The front garden is open plan and laid to lawn. A double drive leading to an integral garage which has power and lighting.

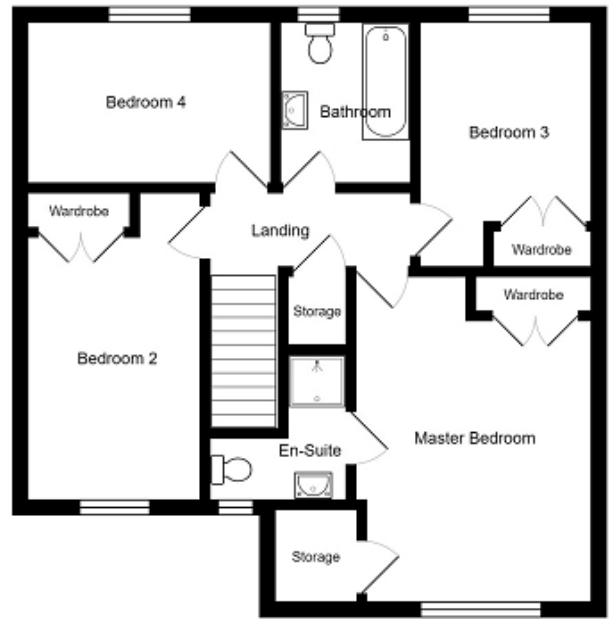
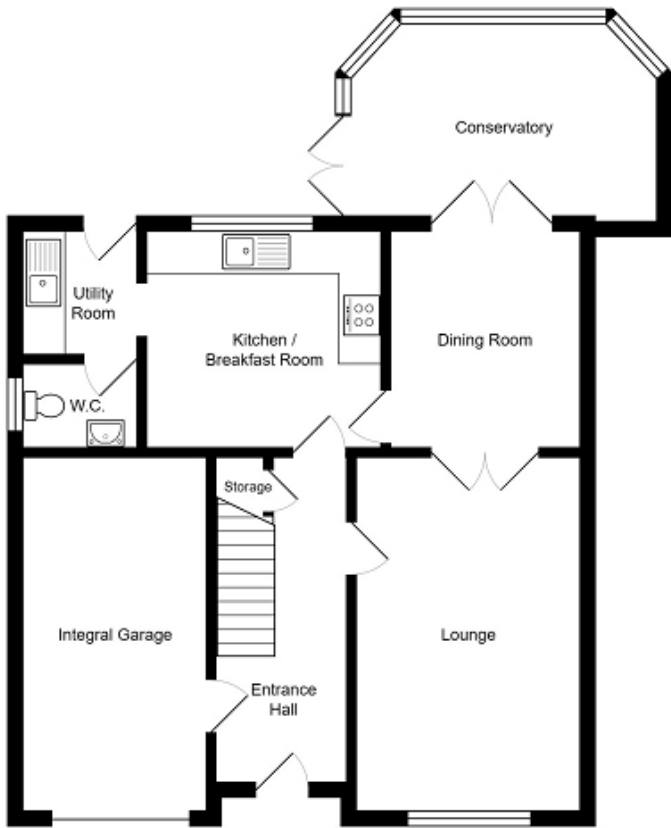
Services


This property has the following services: Mains electricity, mains water, mains gas, mains drainage

Tenure

The resale tenure for this property is Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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