



Cwrt Yr Eos

Margam Park Village, Margam Park Village, SA13 2UQ

Price £420,000



Cwrt Yr Eos

Margam Park Village, Margam

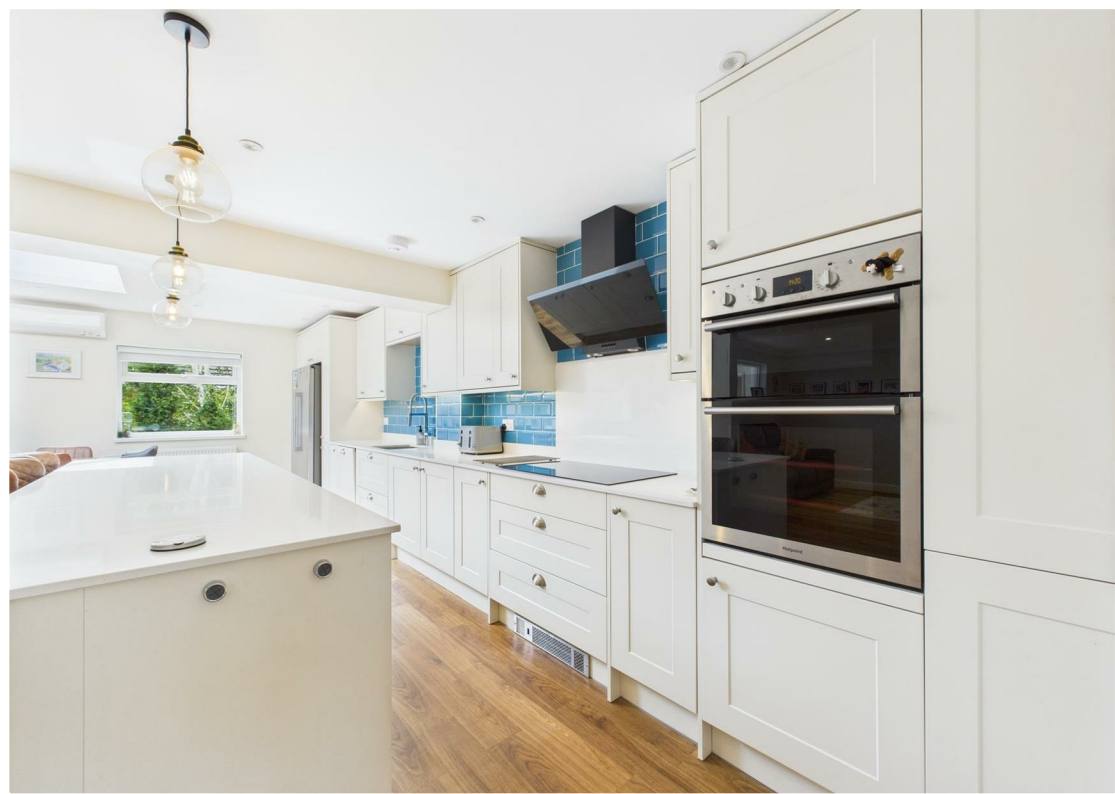
Port Talbot, SA12 8UG

Nestled in the desirable area of Cwrt Yr Eos, Coed Hirwaun, Margam, this modernised and extended detached family home offers a perfect blend of contemporary living and convenience. The property boasts two spacious reception rooms, providing ample space for relaxation and entertainment. With four well-proportioned bedrooms, including a master suite with an en-suite shower room, this home is designed to accommodate families comfortably.

Upon entering, you are greeted by a welcoming hallway that leads to a cloakroom and a versatile dining room, which can easily serve as a home office. The heart of the home is undoubtedly the impressive open-plan kitchen, dining, and sitting room area, which overlooks the beautifully maintained rear garden. This space is perfect for family gatherings and socialising with friends. Additionally, there is a separate living room/ Snug and a study or games room that connects to the garage, offering further flexibility for your lifestyle needs. A practical utility room provides convenient access to the garden, enhancing the functionality of the home.

Externally, the property features off-road parking, ensuring ease of access to the garage. The enclosed rear garden, laid to lawn, offers a safe space for children to play and for outdoor entertaining.

Cwrt Yr Eos is situated in a modern development that enjoys a prime location between Port Talbot and Pyle, with easy access to the M4 motorway for commuting to nearby towns and cities. Local amenities include a convenience shop and a primary school, making it an ideal choice for families. Furthermore, the neighbouring Margam Country Park provides excellent opportunities for country walks and mountain biking, enhancing the appeal of this delightful home. This property truly represents a wonderful opportunity for those seeking a modern family residence in a sought-after location.





Floor Plan



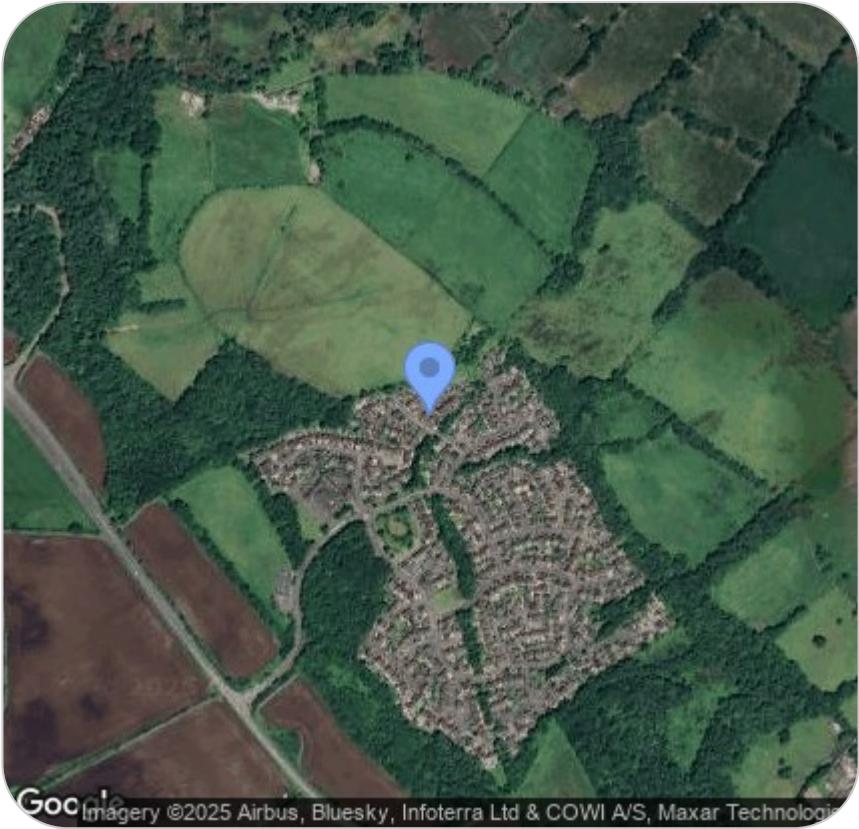
Viewing

Please contact our McHattons - Porthcawl Office on 01656 331577 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

10 Lias Road Porthcawl, CF36 3AH
Tel: 01656 331577 Email: enquiries@mchattons.co.uk www.mchattons.co.uk

Area Map



Energy Efficiency Graph

