



2 Eglwys Nunnydd, Margam  
Port Talbot, SA13 2PS

**WATTS & MORGAN** 160  
YEARS



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**£719,950** Freehold

**5 Bedrooms : 3 Bathrooms : 2 Reception Rooms**

Watts & Morgan are delighted to offer to the market this five-bedroom executive family home located in a sought-after development in Margam. Within walking distance to Margam Country Park and close proximity to Porthcawl coastal town & J38 of the M4. Accommodation comprises; entrance hall, kitchen/dining room, utility room, lounge, versatile reception room/playroom & WC/cloakroom. First floor landing, master bedroom with 4-piece en-suite, further double bedroom with en-suite shower room, three further good-sized bedrooms and a family bathroom. Externally enjoying a private driveway leading into double garage with front and rear landscaped gardens. EPC Rating "B."

- Bridgend Town Centre 12.8 miles
- Cardiff City Centre 30.7 miles
- M4 (J38) 1.0 miles



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## Summary of Accommodation

### GROUND FLOOR

Entrance via a uPVC door with windows adjacent into the entrance hall offering carpeted flooring, a carpeted staircase to the first floor landing and an under stairs storage cupboard.

A 2-piece WC/doakroom serves the ground floor. A cupboard houses the power/electric box for the "Kingspan" water tank which is located in the ground in the garden which collects rainwater and utilises it in the toilets throughout the house.

The lounge is a light and airy reception room offering carpeted flooring, a log burner, uPVC bi-folding doors opening onto the patio area and space for freestanding furniture.

A versatile reception room is located to the front of the property which is currently utilised as a playroom offering carpeted flooring and a uPVC window.

The contemporary kitchen/dining room has been fitted with a range of high gloss wall and base units with quartz work surfaces and a co-ordinating island with space for high stools. Integral appliances to remain include; double oven with hide & slide doors and grill, a 5-ring gas hob with extractor fan over, fridge freezer and a dishwasher. Further features include stainless steel sink unit, a uPVC window to the rear elevation, uPVC French doors opening onto the garden and space for freestanding furniture.

The utility room offers additional wall and base units with a stainless steel sink unit, a cupboard housing the general boiler, space and plumbing for white goods, tiled flooring and a uPVC window to the front elevation.

### FIRST FLOOR

The first floor landing offers carpeted flooring, a roof dome, a cupboard housing the hot water cylinder and a loft hatch giving access to the sizeable, partly boarded loft space.

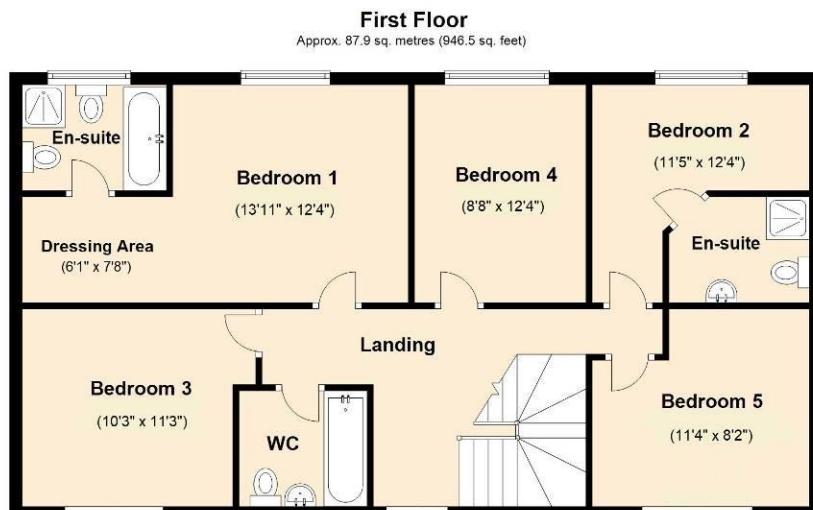
The master bedroom is a fantastic sized double bedroom offering carpeted flooring, a uPVC window to the rear elevation and space for wardrobes. Leading into a 4-piece en-suite bathroom; comprising panelled bath with hand-held shower over, corner shower cubicle, wash-hand basin and WC.

Bedroom two is a spacious double bedroom offering carpeted flooring, a uPVC window to the rear elevation and space for freestanding. Leading into a 3-piece en-suite shower room comprising; corner shower cubicle, wash-hand basin and WC.

Bedroom three is a sizeable double bedroom offering carpeted flooring and a uPVC window to the front elevation.

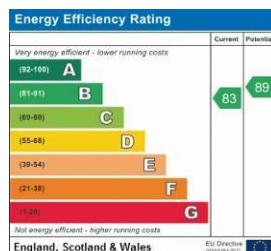
Bedroom four is a further double bedroom offering carpeted flooring and a uPVC window to the rear elevation.





Total area: approx. 175.5 sq. metres (1888.6 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Bedroom five is a comfortable single bedroom offering carpeted flooring and a uPVC window to the front elevation.

The family bathroom has been fitted with a 3-piece suite comprising; panelled bath with rainfall shower over, wash-hand basin set within a vanity unit and WC. Further features include tiled flooring, partly tiled walls and an obscured uPVC window to the front elevation.

#### GARDENS AND GROUNDS

No.2 is accessed off the road onto a private driveway leading into double garage with full power supply and electric up and over doors. The front garden offers lawned areas with planted borders.

To the rear of the property lies a sizeable, landscaped garden with various patio areas ideal for garden furniture, three lawned sections, one being artificial, enclosed by feathered fencing and raised planted borders. Two courtesy wooden gates provide access to the front of the property.

#### SERVICES AND TENURE

All mains services connected. Freehold.



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