





# 1 ST DAVID'S PARK, MARGAM, SA13 2PA

## £519,950 - FREEHOLD

A Substantial Detached Executive Style Property in the Exclusive St Davids Park Development.

- Cardiff City Centre 31.5 miles
- Porthcawl Town Centre 6.0 miles
- M4 (J38) 1.4 miles

### Accommodation & Amenities;

- Entrance Hall • Lounge • Sitting Room •
  - Dining Room • Conservatory •
- Kitchen/Breakfast Room • Rear Lobby •
  - Cloakroom • First Floor Landing •
  - Master Bedroom With En-Suite •
- Three Further Large Double Bedrooms •
  - Family Bathroom • Off-Road Parking •
  - Integral Double Garage •
- Large Landscaped Gardens & Grounds •
  - EPC Rating: 'D' •



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*1857 ~ 2007*



## SITUATION

St Davids Park is an exclusive development of executive style detached properties situated off the Kenfig Dune System and only a short distance from Margam Country Park. The nearby town of Porthcawl offers numerous beaches including the Blue Flag Awarded 'Rest Bay'. Porthcawl Promenade with it's many cafes, bars, & restaurants, harbour, and golf courses are all within easy reach. The town also has a number of well regarded public & private schools. The M4 (junction 38) is approximately 1.4 miles away and provides convenient travel to Cardiff and to other important commercial centres in the region. Cardiff Airport with local, International and European flights is approximately 26.2 miles away. Cardiff lies some 32 miles to the east and includes the wide range of retail, commercial, leisure and recreational facilities that one would expect from a Capital City and has a main line rail connection to London in approximately 2 hours.

## DESCRIPTION OF PROPERTY

Entering the property through mahogany hardwood arched double doors into the Entrance Hall which benefits from carpeted staircase to First Floor Landing, carpeted flooring, three central ceiling light points, two central heating radiators. Two double glazed hardwood windows to the front elevation. Doors lead to the Lounge which is a large triple aspect Reception Room which has the possibility to be split into two separate room to create further reception space. The Lounge benefits from a central feature brickwork fireplace, and hardwood windows to the front, side and rear elevations. Double doors lead through to the Dining Room which is an impressive double height room with a vaulted room and is overlooked by the 'Minstrel' galleried landing above. Leading off the Dining Room is a brick and hardwood double glazed Conservatory with French doors lead out to the rear garden. Further reception space is provided by the Sitting Room which is positioned to the front elevation. The Kitchen/Breakfast Room is comprehensively fitted with a range of base and wall units with roll top laminate work surface and inset bowl and a half drainer sink. Integrated appliances to remain include; 'Bosch' electric oven and grill, 'Bosch' four ring gas hob with extractor over, 'Bosch' Integrated Dishwasher. The ground floor accommodation is further complimented by the Cloakroom which is fitted with a two piece white suite comprising; low level dual flush WC and pedestal wash basin. From the Rear Lobby one may access the Integral Double Garage with two manual up and over hardwood doors and houses a wall mounted 'Valiant' boiler.

First Floor Landing is accessed from carpeted staircase from Entrance Hall. This impressive space provides the minstrel gallery over the Dining Room and enjoys two velux windows to the rear elevation and a double glazed hardwood window to the front elevation. Doors lead to the Master Bedroom has been fitted with a range of wardrobes and bedroom furniture and enjoys the use of an En-Suite Shower Room comprising; a low level dual flush WC, pedestal wash basin and double shower cubicle with thermostatic shower over. Further to the Master Bedroom are three generous double Bedrooms, two of which have been fitted with a range of wardrobes. These Bedrooms are served by the Family Bathroom which has been fitted with a four piece white suite comprising; low level dual flush WC, pedestal wash basin, corner panelled bath and separate shower cubicle with thermostatic shower.

## GARDENS & GROUNDS

The property is accessed via a sweeping driveway leading to ample off-road parking for several vehicles. The front of the property has a garden which has been laid to lawn and has raised borders planted with a variety of mature trees and shrubbery.

Ironwork gates lead through the stonework walls to the rear garden. The rear garden has been attractively landscaped and laid with a variety of winding paths through mature trees and shrubbery. The garden has predominantly been laid to lawn and has a variety of raised borders and attractive stone walled features. To the side of the property is a Glasshouse which is of part stone, timber and glazed construction which could have a variety of uses.

## SERVICES & TENURE

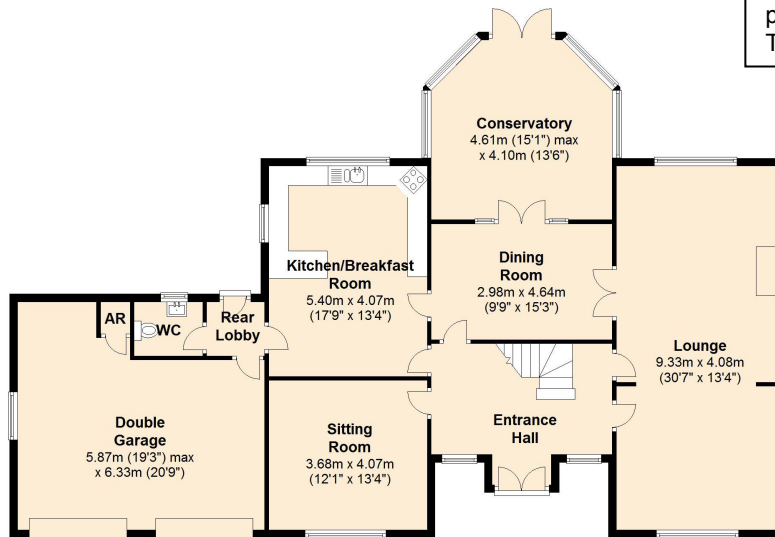
All mains services are connected. The property is Freehold.





### Ground Floor

Approx. 163.8 sq. metres (1763.1 sq. feet)



Any 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. The plans do not form part of any contract.

### First Floor

Approx. 111.9 sq. metres (1205.0 sq. feet)

