



Cartref, 6 St Davids Park
Margam, Port Talbot, SA13 2PA



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£645,000 Freehold

5 Bedrooms : 3 Bathrooms : 4 Reception Rooms

Watts and Morgan are delighted to offer to the market this substantial five-bedroom, individually designed 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. The modernised accommodation comprises; entrance hallway, lounge, sitting room, open plan kitchen/living area, utility room, dining room & WC/cloakroom. First floor landing, master bedroom with en-suite shower room, four further good-sized bedrooms and family bathroom. Externally providing double entrance horseshoe drive, double garage with office above and a sizeable lawned rear garden with countryside views. Being sold with no-ongoing chain. Viewing highly recommended to appreciate this spacious home. EPC Rating; 'D'.

- Bridgend Town Centre 13.4 miles
- Cardiff City Centre 31.1 miles
- M4 (J38) 1.7 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a partly glazed uPVC door with windows adjacent into the grand welcoming hallway offering marble flooring, a partly carpeted galleried staircase to the first floor landing with an under-stairs storage cupboard and recessed spotlights. A 2-piece WC serves the ground floor and offering wash hand basin, WC and a continuation of marble flooring and an obscured uPVC window to the front elevation.

The lounge is a good sized reception room offering carpeted flooring, a uPVC bay window to the front elevation, uPVC windows to the side elevation, a gas fire set on a marble hearth and surround with wood mantle and recessed spotlights.

The sitting room is another generous sized reception room offering carpeted flooring, a uPVC bay window to the front elevation and recessed spotlights.

To the heart of the home lies the open plan family room which enjoys continuation of marble flooring, uPVC windows to the side elevation, uPVC sliding doors giving access to the rear garden and a contemporary gas fire. The kitchen has been fitted with a range of bespoke solid oak 'Shaker-Style' wall and base units with granite work surfaces and a co-ordinating solid oak island offers space for high stools. Integral appliances to remain include; dual fuel 'Range Master' oven with integrated grill, 5-ring gas hob with extractor fan over, splash back TV unit, 'AEG' microwave, 'AEG' coffee machine, fridge freezer and a 'Hotpoint' dishwasher. Further features include continuation of marble flooring, a stainless steel sink unit, a uPVC window overlooking the rear garden and recessed spotlights.

The utility room offers co-ordinating bespoke solid oak 'Shaker-Style' wall and base units with granite work surfaces, offering a continuation of marble flooring, a stainless steel sink unit and a uPVC courtesy door provides access to the rear garden. A cupboard houses the general boiler.

The dining room is a spacious reception room offering a continuation of marble flooring, uPVC French doors providing access to the rear garden and ample space for freestanding furniture.

FIRST FLOOR

The first floor landing offers a galleried landing enjoying carpeted flooring, recessed spotlights, a uPVC window to the front elevation, a cupboard housing the hot water cylinder and a loft hatch giving access to loft space.

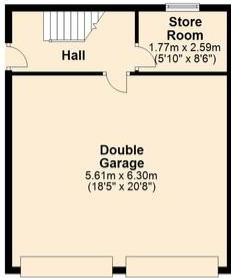
The master bedroom is a generous sized double bedroom offering carpeted flooring, fitted wardrobe space, a uPVC bay window to the front elevation and recessed spotlights.

Leading into a fully tiled contemporary 4-piece en-suite shower room comprising; walk-in shower cubicle with rainfall shower over, double wash hand basin set within a vanity unit and WC. Further features include; tiled flooring with underfloor heating and an obscured uPVC window to the side elevation.

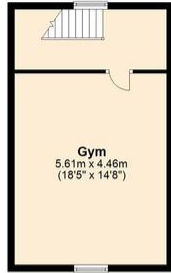
Bedroom two is a sizeable double bedroom offering carpeted flooring, a uPVC window to the rear elevation and recessed spotlights. Leading into a 2-piece WC.



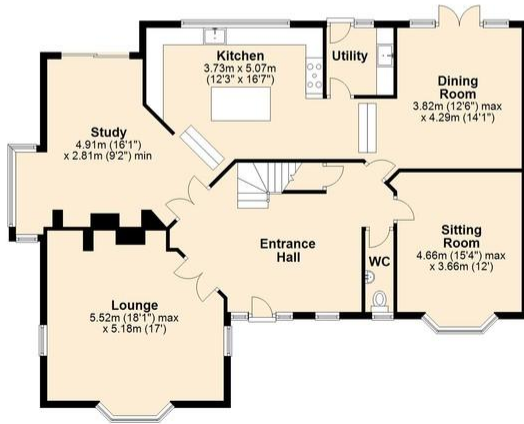
Outbuilding
Approx. 47.1 sq. metres (507.3 sq. feet)



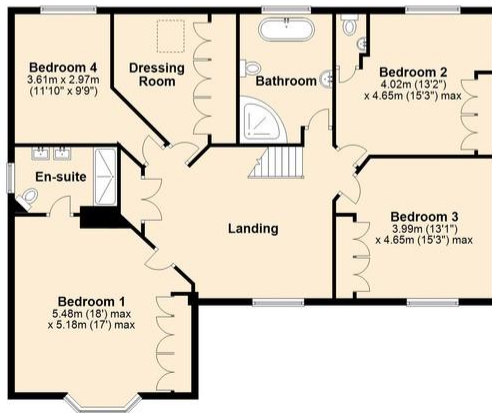
Outbuilding First Floor
Approx. 33.3 sq. metres (358.9 sq. feet)



Ground Floor
Approx. 129.3 sq. metres (1392.3 sq. feet)

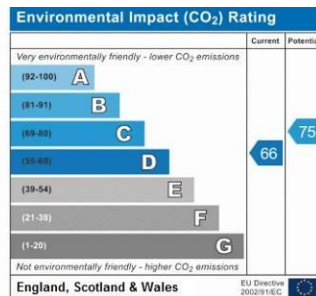
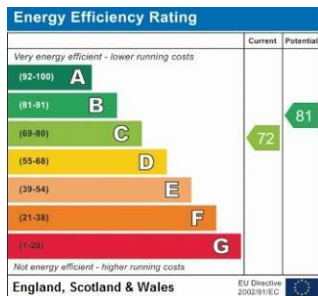


First Floor
Approx. 131.6 sq. metres (1416.4 sq. feet)



Total area: approx. 341.4 sq. metres (3674.9 sq. feet)

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 three is a spacious double bedroom offering carpeted flooring, a uPVC window to the front elevation and fitted wardrobe space. Bedroom four is another double bedroom offering carpeted flooring, a uPVC window to the rear elevation, recessed spotlights and ample space for free standing furniture. Bedroom five is a spacious bedroom currently utilised as a walk-in dressing room offering fitted wardrobe space, a 'Velux' window and recessed spotlights. The fully tiled family bathroom has been fitted with a 4-piece suite comprising; free standing roll top bath, wash hand basin set within a vanity unit, corner shower cubicle with rainfall shower over and WC. Further features include tiled flooring with under floor heating, a waterproof TV, a uPVC window to the rear elevation and a heated towel rail.

GARDENS & GROUNDS

No. 6 occupies a substantial plot off a private cul-de-sac onto a double entrance horse shoe driveway (in and out) leading into a double two floor garage with potential ancillary accommodation (subject to conversion), offering full water supply and electric up and over doors. To the rear of the property lies a sizeable private lawned garden offering a patio area ideal for garden furniture with a built-in barbecue offering a private outlook.

SERVICES & TENURE

All mains services connected. Freehold.



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