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4 Cwm Cadno
Margam, SA13 2TP

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4 Cwm Cadno

Asking price **£340,000**

Found in the sought after Coed Hirwaun development, set in a unique position overlooking the pond, is this immaculately presented four bedroom detached family home.

Uniquely positioned four bedroom detached family home

Two reception rooms plus kitchen and utility room

Fully modernised throughout

Master with en-suite shower room

Immaculately presented throughout

Private enclosed rear garden

Double width driveway ahead of a double garage

Convenient location with access to the A48 and Junctions 37 & 38 of the M4

Close to the local primary school, village shop and Margam Country Park

Viewings highly recommended





The property is entered via a white composite door into a good sized entrance hallway, with doors leading to two reception rooms, kitchen, ground floor cloakroom and an under stairs storage cupboard. The lounge is located to the rear of the property. The room is flooded with natural light from PVCu double glazed patio doors which provide access and views of the rear garden. The generous sized second reception/dining room is located to the front of the property and can comfortably house a large dining table and chairs. A PVCu double glazed window provides light and views over the pond to the front. The cloakroom has been fitted with a modern two piece suite comprising; low level WC and wash hand basin. The kitchen has been recently upgraded with the units and worksurfaces made by Wren. It has been fitted with a range of contemporary white base and wall mounted units, with a granite effect worksurface over. It features a large breakfast bar area, eye level Neff Slide & Hide oven with hot plate drawer, five burner gas hob and integrated dishwasher. A PVCu double glazed window is

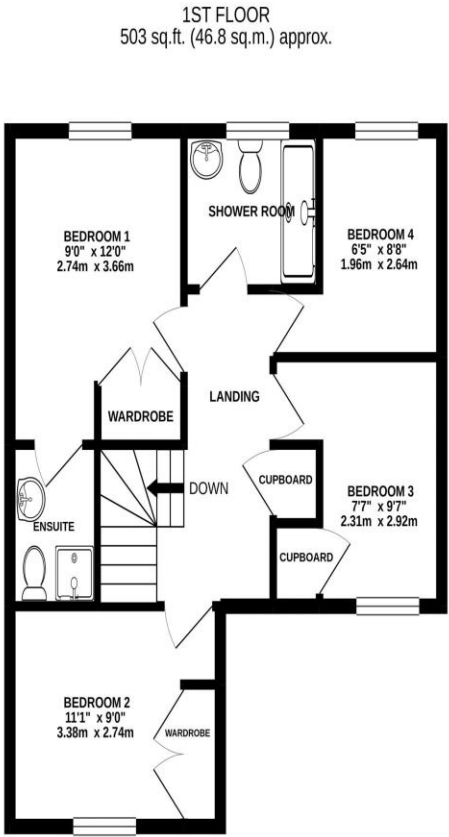
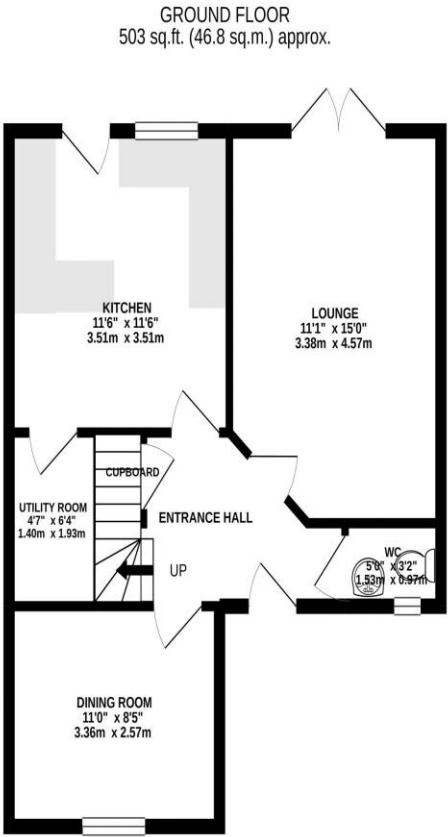
positioned above the sink and provides light and views of the rear garden. A door to the rear provides access into the garden. Off the kitchen is a convenient utility room fitted with a worksurface and stainless steel sink.

To the first floor, the landing gives access to all four bedrooms, an airing storage cupboard and the family shower room. The generous sized master bedroom is located at the rear of the property and benefits from built in wardrobes, views of the rear garden a wooded area beyond and a doorway to the en-suite shower room. The en-suite has been fitted with a modern white three piece suite comprising; corner shower cubicle with glazed doors and a mains powered shower, low level WC and a wash hand basin. Bedroom two is located to the front of the property and is a comfortable double bedroom. It features built in wardrobes plus extra wardrobe and over the bed storage. The room has a PVCu double glazed window to the front

which provides light and views of the close and pond beyond. Bedroom three is a well proportioned double bedroom which offers a built in storage cupboard and has the same views as bedroom two from a PVCu double glazed window to the front. Bedroom four is located to the rear of the property and is a good sized single bedroom. It benefits from the same views as the master bedroom from a PVCu double glazed window to the rear. The loft inspection point access is found in bedroom four and features a pull down door with ladder attached. Finally on the first floor is the family shower room. It's has been fitted with a stylish white and grey suite comprising; full width shower cubicle with a glazed shower screen and a mains powered shower. The low level WC and wash hand basin has been fitted as one contemporary cistern unit. There is a chrome wall mounted towel rail, full height tiling to wet areas and an obscure glazed window to the rear.

Outside to the front of the property a shared road leads to the double width driveway which lies ahead of a double garage. The property is positioned on the periphery of the large pond on the Coed Hirwaun estate offering a tranquil setting. There is a large lawned area to the front and a paved pathway leading to the front door. To the side of the property a wooden gate provides access into the rear garden. A pathway leads down the side of the property into the garden which is fully enclosed by wood fencing and laid mainly the lawn. There is a small paved patio area to the middle of the garden and a door giving access into the double garage.

Viewings are highly recommended to fully appreciate the location the property is found in and the quality of the overall accommodation on offer.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Junction 38 of the M4, take the exit off the roundabout signposted Pyle A48. Continue along this road for approximately two miles then turn left into Coed Hirwaun. At the first roundabout continue straight over onto Cwm Cadno. Passing the pond on the right hand side, take the next right after the pond. The property can be found on the left hand side.

Tenure

Freehold

Services

All main services
Council Tax Band E
EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

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Energy Performance Certificate

4, Cwm Cadno, Margam, PORT TALBOT, SA13 2TP

Dwelling type: Detached house Reference number: 8568-7529-6409-2100-3922
Date of assessment: 20 November 2018 Type of assessment: ROSAP, existing dwelling
Date of certificate: 21 November 2018 Total floor area: 107 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| Estimated energy costs of dwelling for 3 years: | | £ 2,136 |
|---|--|---------|
| Over 3 years you could save | | £ 93 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|---|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 270 over 3 years | £ 270 over 3 years | |
| Heating | £ 1,805 over 3 years | £ 1,805 over 3 years | |
| Hot Water | £ 201 over 3 years | £ 168 over 3 years | |
| Totals | £ 2,276 | £ 2,043 | You could save £ 93 over 3 years |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

A (91-100) **B** (81-90) **C** (69-80) **D** (55-68) **E** (39-54) **F** (21-38) **G** (1-20)

Current: **C** Potential: **B**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---------------------------------------|-----------------|------------------------------|
| 1. Solar water heating | £4,000 - £8,000 | £ 93 |
| 2. Solar photovoltaic panels, 2.5 kWp | £5,000 - £8,000 | £ 945 |

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyservice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

