

FOR
SALE



PROPERTY SUMMARY

We are delighted to present to the market this unique German engineered timber framed modular build property, located in the semi rural area of Cwmavon close to the Afan Valley cycle paths and country park and a short drive to Port Talbot town centre, shops and transport links. Early viewing recommended on this beautiful family home.

POINTS OF INTEREST

- DaVinci German engineered modular home
- Three double bedrooms
- En suite and bathroom
- Open plan living to the ground floor
- En suite and dressing area to master bedroom
- Ample off road parking
- Downstairs study / bedroom



ROOM DESCRIPTIONS

Entrance

Via composite front door with glazed panel and floor to ceiling triple glazed side panel into the entrance hall.

Entrance Hall

Emulsioned ceiling with pendant light, papered and emulsioned walls, porcelain tiled flooring with under floor heating and door leading to the downstairs w.c.

Downstairs w.c.

1m x 2.14m (3' 3" x 7' 0") Emulsioned ceiling with pendant light, papered and emulsioned walls, porcelain tiled flooring. Two piece suite in white comprising low level w.c. and wall mounted wash hand basin with chrome hot and cold mixer tap.

Open plan lounge/diner/kitchen

7.09m x 9.03m (23' 3" x 29' 8") Emulsioned ceiling with pendant light fittings, papered and emulsioned walls, ceramic tiled flooring, triple glazed panels to one wall and triple glazed floor to ceiling panels with glazed door leading to the rear garden. A range of white gloss wall and base units with red glass splash back and black quartz work tops housing an inset one and half stainless steel sink with mixer tap and black glass Neff four ring gas hob with overhead extractor hood and Neff electric oven below. Integrated fridge and dishwasher. A continuation of the porcelain tiled flooring, breakfast bar with black quartz work top and pendant overhead light. Doors leading into the utility and study. Open plan staircase with floor to ceiling glass panels leading to the first floor. Underfloor heating.

Utility Room

Emulsioned ceiling, papered and emulsioned walls, porcelain tiled flooring, triple glazed dark wood timber framed door leading to the side garden, control panel for the under floor heating. Space for multiple appliances and wall mounted gas boiler and floor mounted hot water tank.

Study

2.16m x 3.33m (7' 1" x 10' 11") Emulsioned ceiling with pendant light fitting, papered and emulsioned walls, continuation of the porcelain tiled flooring, floor to ceiling triple glazed panel to the front with in built curtain pole and curtains. Triple glazed door leading to the side of the property.

Landing

Vaulted ceiling, papered and emulsioned walls, fitted carpet and doors leading off.

Bedroom 1

4.46m x 4.48m (14' 8" x 14' 8") Vaulted emulsioned ceiling with pendant light, papered and emulsioned walls, fitted carpet, air-conditioning unit, floor to ceiling triple glazed panel with door opening onto a composite balcony with glass balustrade overlooking the woodland to the rear. Door leading into the dressing room.

Dressing Room

2.16m x 4.48m (7' 1" x 14' 8") Vaulted and emulsioned ceiling, papered and emulsioned walls with wall light, porcelain tiled flooring, under floor heating, floor to ceiling triple glazed glass panels and space for clothes storage. Door leading to the en suite.

En suite

Sloped vaulted ceiling with built in hardwood timber framed triple glazed velux window, papered and emulsioned walls, heated chrome towel rail, porcelain floor tiles with under floor heating. Four piece suite in white comprising low level w.c. wall mounted wash hand basin with chrome hot and cold mixer tap, built in centre fill bath tub with hot and cold mixer tap and shower attachment and shower cubicle with porcelain tiles and white shower tray and wall mounted chrome mains fed shower.

Bedroom 2

3.31m x 4.48m (10' 10" x 14' 8") Vaulted sloped ceiling, papered and emulsioned walls with wall light, fitted carpet, floor to ceiling triple glazed side panel with door opening and views to the front over the valley.

Family Bathroom

2.17m x 3.27m (7' 1" x 10' 9") Sloped emulsioned ceiling with timber framed velux window, papered and emulsioned walls and porcelain tiled flooring. Three piece suite in white comprising low level w.c. wall mounted wash hand basin with chrome hot and cold mixer tap and shower with porcelain tiles, white shower tray and chrome mains fed shower.

Bedroom 3

3.31m x 4.49m (10' 10" x 14' 9") Sloped and vaulted emulsioned ceiling, papered and emulsioned walls with wall lights, fitted carpet and floor to ceiling triple glazed panel with window opener to the front of the property.

Outside

The front of the property is bound by hedge to three sides with sweeping driveway with pressed imprinted concrete, ample parking for multiple vehicles. Laid to bark with an arrangement of shrubs, metal railings and gate leading to the rear garden.

The rear garden is enclosed by metal fencing, laid to stone pavers and lawn with an embankment planted with shrubs and flowers. There is a retaining wall with woodland beyond. The main feature of the garden is the heated swimming pool measuring 8m x 3m all enclosed by PVCu glazing which can be opened up in the summer or kept closed for warmth. Large storage shed.

NOTE

Under floor heating throughout.

Triple glazed timber framed windows and doors throughout with built in curtain pole system.

MATERIAL INFORMATION

Council Tax: Band G

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G great data and voice

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

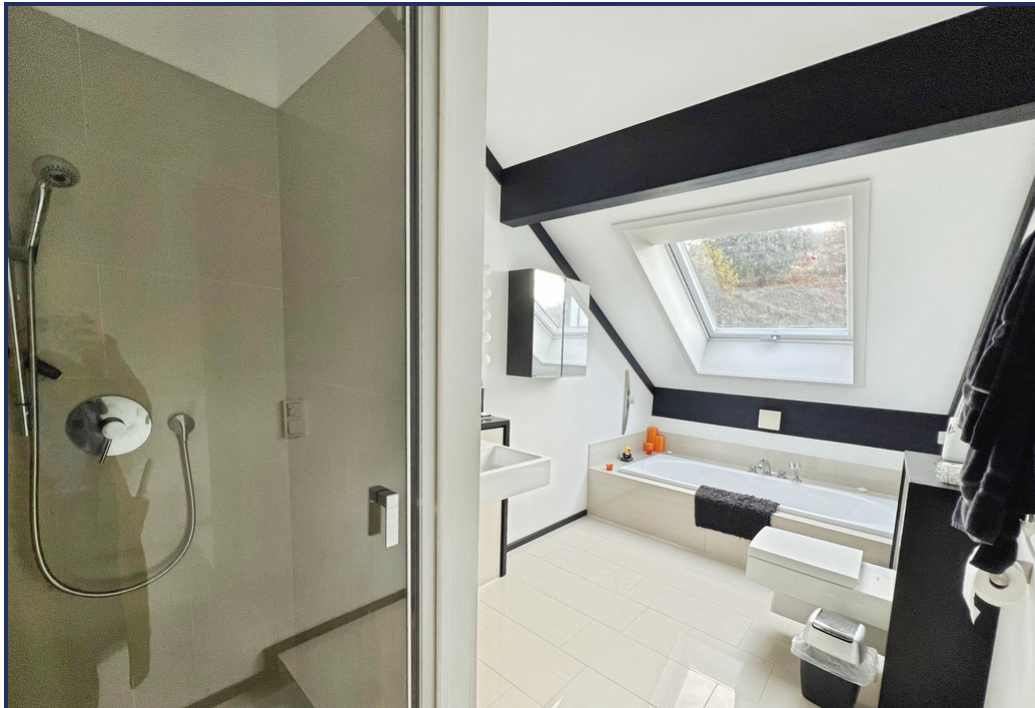
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Awaiting EPC &
Floorplan