

FOR
SALE



The Oak Barn, Eglwys Nunnydd, Margam, Port Talbot, West Glamorgan SA13 2PS

£625,000 -



8, Dunraven Place, Bridgend, CF31 1JD 01656 654328 bridgend@pjchomes.co.uk

PROPERTY SUMMARY

This stunning barn conversion has been finished to the highest of standards and offers a bespoke oak fitted kitchen, four bathrooms and plenty of character finishes throughout. The property offers FOUR double bedrooms, all with fitted furniture, a generous reception room with feature wood burning stove and plenty of secure driveway parking. Viewing is a must!

POINTS OF INTEREST

- BEAUTIFUL barn conversion
- FOUR DOUBLE bedrooms
- FOUR bathrooms / shower rooms
- Quality finishes throughout
- Generous open plan kitchen / dining



ROOM DESCRIPTIONS

Entrance

Via part glazed composite front door with side PVCu double glazed window.

Entrance Porch

Vaulted ceiling with recessed LED spot lights, original exposed stone wall and tiled flooring. Fitted storage with coat cupboard, shoe storage and frosted glazed PVCu door leading through to the lounge.

Lounge

4.20m x 9.40m (13' 9" x 30' 10") Dual aspect natural light via PVCu double glazed windows to the front and rear and PVCu double glazed French doors leading out to the rear courtyard. Finished with LED spot lights with recessed surround sound speakers, emulsioned walls, skirting and tiled flooring. Feature chimney breast which is the original exposed stone with a recessed wood burning stove and oak mantle with fitted oak storage either side of the chimney breast. Solid oak and glass staircase leading to the first floor with storage below and archway through to the open plan kitchen/diner.

Kitchen/Diner

Benefiting from dual aspect natural light via PVCu double glazed windows to the front and rear as well as two sets of PVCu double glazed French doors with perfect fit concertina blinds leading to the front. Finished with recessed LED spot lights with surround sound speakers, emulsioned walls, skirting and tiled flooring. Fitted bench seating to the dining space and a bespoke solid oak kitchen finished with granite roll top work surface with matching upstand and ceramic tiles to the splash back. Space for an electric Range cooker, inset one and half basin sink with mixer tap and drainer. Integrated refuse drawer, dishwasher, double oven, coffee machine, space for American style fridge/freezer and integrated wine cooler. Breakfast bar with feature under bar lighting, under counter lighting and beautifully finished carousel larder cupboard.

Utility

Ceiling mounted extractor, recessed LED spot lights and tiled flooring. A range of low level and wall mounted kitchen units in cream shaker style with brushed chrome handles and complementary roll top work surface housing an inset sink with mixer tap and drainer. Plumbing for washing machine, space for tumble and doorway through to the plant room.

Plant Room

Wall mounted gas boiler, water tank, electric fuse board and controls for the under floor heating.

Rear Hallway

Fully glazed PVCu door leading out to the rear courtyard with recessed LED spot lights, emulsioned walls and tiled flooring. Second oak and glass staircase leading to the first floor with under staircase fitted office area.

Shower Room

Recessed LED spot lights, emulsioned walls, skirting and tiled flooring. Three piece suite comprising WC, wash hand basin with chrome mixer tap and vanity unit with ceramic tiles to the splash back and large quadrant style shower cubicle with sliding glazed doors housing a plumbed shower with hand attachment and rainwater head. Heated wall mounted chrome towel rail.

Reception 2

4.10m x 4.70m (13' 5" x 15' 5") Two PVCu double glazed windows overlooking the courtyard and finished with recessed LED spot lights with recessed surround sound, emulsioned walls, skirting and tiled flooring.

First floor landing

Double glazed velux skylight with views over farmland, recessed LED spot lights, solid oak flooring and built in fitted storage.

Bathroom

Double glazed velux skylight, recessed LED spot lights, radiator, full height ceramic tiles to the wall and solid oak flooring. Three piece suite comprising WC, wash hand basin with chrome mixer tap, vanity shelf and vanity unit below and bath with chrome mixer tap and shower attachment.

ROOM DESCRIPTIONS

Bedroom 3

3.60m x 3.50m (11' 10" x 11' 6") Dual aspect natural light via PVCu double glazed window looking into the courtyard and a double glazed velux skylight overlooking farmland. Recessed LED spot lights, emulsioned walls, skirting and solid oak flooring. Built in solid oak furniture with wall to wall, floor to ceiling, bespoke fitted wardrobes with central mirrored doors, chest of drawers, dressing table and bedside tables.

Bedroom 4

2.90m x 3.90m (9' 6" x 12' 10") Dual aspect natural light via PVCu double glazed window overlooking the rear courtyard and double glazed velux skylight. Recessed LED spot lights, emulsioned walls, skirting and solid oak flooring. Bespoke fitted oak furniture with two double wardrobes, chest of drawers, dressing table, bedside tables and additional side cabinet.

Jack and Jill bathroom

Two double glazed velux skylights, ceiling mounted extractor, recessed LED spotlights, solid oak flooring. Four piece bathroom suite featuring WC, wash hand basin with chrome waterfall tap with vanity shelf and vanity units below, freestanding slipper bath with chrome waterfall tap and large walk in shower with fully glazed screen and door housing a plumbed shower with overhead hand attachment. Ceramic tiles to all splash back areas, door through to bedroom 1.

Bedroom 1

2.50m x 5.20m (8' 2" x 17' 1") Dual aspect natural light via PVCu double glazed window and double glazed velux skylight finished with LED spot lights, skirting and solid oak flooring. Bespoke fitted wardrobe furniture to include walk in wardrobes plus three double fitted wardrobes, chest of drawers, dressing table and bedside tables. Doorway through to the second landing.

Second floor landing

Solid oak and glass staircase leading from the lounge to the first floor landing with dual aspect natural light via PVCu double glazed window overlooking the courtyard and double glazed skylight looking over the front garden.

Bedroom 2

2.90m x 4.10m (9' 6" x 13' 5") Dual aspect natural light via PVCu double glazed window overlooking the courtyard and double glazed velux skylight overlooking the front garden. Finished with recessed LED spot lights, emulsioned walls, skirting and solid oak flooring. Bespoke oak bedroom furniture featuring fitted wardrobes, sideboard, chest of drawers and dressing table. Doorway through to the en suite bathroom.

En suite bathroom

Double glazed velux skylight, ceiling mounted extractor, recessed LED spot lights, emulsioned walls and solid oak flooring. Three piece suite in white comprising low level WC, wash hand basin and freestanding slipper bath with chrome mixer tap and shower attachment. Built in storage and shelving and radiator.

Outside

The rear courtyard is enclosed with stone walling with recessed lighting and laid to patio with outside power and light.

Enclosed driveway parking and front garden with electric gates off Eglwys Mynydd and further wrought iron gate leading to Water Street with outside power, raised covered pergola area. Feature perimeter lighting. EV charger.

Timber storage shed with power and light with refuse section.

Note

Underfloor heating throughout the ground floor.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

