



Parish Road, Cwmgwrach, Neath, Neath
Port Talbot. SA11 5SW

Offers Over
£260,000



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Set in the BEAUTIFUL semi- rural location of CWMGWACH in the Neath valley,with superb mountain views this THREE BEDROOM DETACHED BUNGALOW is ideally situated for those who enjoy the outdoors. OFFERED WITH NO ONGOING CHAIN with GENEROUS ACCOMMODATION THROUGHOUT making this an IDEAL FAMILY HOME.

Offers Over £260,000

- Three/four bedroom detached bungalow
- Driveway large enough for five/six cars
- Semi- rural location EPC- D64
- Quiet scenic location with mountain views
- En-suite shower room
- Beautifully landscaped rear garden
- Detached garage
- Studv/Home office



OVERVIEW

Introducing this three/four bedroom detached bungalow built on a circular plot in the picturesque semi-rural location of Cwmgwrach in the Neath valley. Offered for sale with no ongoing chain this beautifully situated bungalow would make an ideal family home or for someone looking for their forever home. Boasting mountain views from the side and the rear of the property with generous size accommodation throughout. Perfectly located for those who love nature walks and being outdoors.

Accommodation briefly comprises entrance porch, hallway, cloakroom/w.c. three bedrooms, ensuite shower room, study/home office (with potential to be used as a fourth bedroom) L-shaped lounge/diner, kitchen, side porch, inner hallway and a family bathroom.

Externally the property offers a gated large driveway enough for five/six cars to the front and a beautifully landscaped garden to the side and rear. There is a detached garage and two wooden garden buildings that are to remain.

ENTRANCE PORCH

Enter property via PVCu glass panel door. Double glazed PVCu windows with PVCu panels below. Fitted cupboard with space and electric point for tumble dryer. Wall lights. Fitted carpet. Frosted glass PVCu window. Double glazed frosted glass PVCu door leading through to:

ENTRANCE HALL

Generous size entrance hall. Centre ceiling light. Loft access. Built in storage cupboard. All doors leading off:

BEDROOM 2 (12' 11" x 11' 10") or (3.94m x 3.61m)

Centre light and coving to the ceiling. Double glazed PVCu window to the front. Double radiator. Fitted carpet.

CLOAKROOM/W.C

Sunken spot lights and coving to the ceiling. Frosted glass PVCu window to the front looking through to the porch. Low level w.c and vanity sink unit. Half tiled walls. Radiator. Tiled flooring.

MASTER BEDROOM (11' 10" x 11' 7") or (3.61m x 3.52m)

Centre ceiling light and coving to the ceiling. Double glazed PVCu window to the front of the property. Radiator. Solid real wood flooring. Door leading through to:

EN-SUITE SHOWER ROOM

Centre light and coving to the ceiling. Shower area with respatex to the walls, shower screen and curtain. Vanity sink unit with storage beneath and low level w.c. Frosted glass PVCu window to the front. Radiator. Floor to ceiling tiles. Non-slip vinyl flooring.

LOUNGE (21' 6" x 14' 8") or (6.56m x 4.46m)

This L-shaped room has potential to be a great entertaining space or as its current use as a lounge/diner. This room has two centre ceiling lights and coving to the ceiling. Large double glazed PVCu sliding doors giving access out on to the beautiful landscaped rear garden. Two double radiators. Feature fire place with brick hearth and surround with wooden mantle. Fitted carpet.



DINING AREA (13' 2" x 7' 10") or (4.02m x 2.40m)

Open plan with the lounge this part of the room has a large PVCu window to the rear and one to the side allowing plenty of natural light into the room and boasts superb views of the surrounding . Radiator. Continuation of fitted carpet from the lounge. Glass panel door leading through to:

KITCHEN/BREAKFAST ROOM (13' 1" x 13' 0") or (3.98m x 3.95m)

Three centre lights and coving to the ceiling. Double glazed frosted glass PVCu window to the side of the property and PVCu frosted glass panel door giving access to the side porch. Double radiator. Kitchen fitted with a range of wall and base units along with display cabinets with solid oak doors and coordinating laminate worktops with matching up stands. Sink and drainer with mixer tap below the window. Four ring electric hob and built in eye level oven. Integrated freezer. Space and plumbing for an automatic washing machine and dishwasher. Ample room for breakfast table and chairs. Laminate flooring in a tile effect.

SIDE PORCH

Enter via frosted glass door from the kitchen. Currently used a utility space. PVCu roof. Wall light. Double glazed PVCu windows around with PVCu panels beneath. Built in storage units. Power sockets. Door leading out to the driveway. Fitted carpet.

INNER HALLWAY

Centre light to the ceiling. Fitted carpet. Doors leading off:

BEDROOM 3 (11' 4" x 8' 10") or (3.46m x 2.70m)

To the ceiling there is a centre light and coving. Double glazed PVCu window to the side. Radiator. Fitted carpet.

BEDROOM 4 / STUDY ROOM (7' 10" x 6' 3") or (2.40m x 1.91m)

Currently being used a study this beautifully light room could also be used as the forth bedroom. To the ceiling there is a centre light and coving. Double glazed PVCu patio doors opening out to steps leading down to the pond and garden, again with lovely views of the surrounding mountains. Radiator. Laminate flooring in tile effect. Built in desk with cupboards and shelving.

FAMILY BATHROOM (11' 4" x 5' 8") or (3.45m x 1.73m)

To the ceiling there are two centre lights. Frosted glass PVCu window to the side of the property. Suite comprises of low level w.c panel side bath and pedestal wash hand basin, there is also a corner shower unit with glass screen. Radiator. Floor to ceiling tiled walls. Tiled flooring.

LOFT

There is a large loft that has been partially boarded for storage, this can be accessed by the pull down ladder and there is also lighting.



OUTSIDE

To the front of the property there is a large gated driveway with ample parking for five/six cars enclosed by mature shrubs and trees with borders for planting. Just to the front of the property there is an area laid to chippings with decorative stepping stones. There is summerhouse to the front of the property to remain that is insulated with power and lighting.


Sweeping around the property along the driveway there is access to the detached garage and rear garden. The garage has an up and over door, power and lighting.

To the side of the garage there is gated access to the enclosed rear garden which boasts fantastic views of the surrounding area! Backing onto the garage there is a bespoke wooden shed that is also to remain. Through the garden there are chipping paths winding through borders of flowers, shrubs and trees. There are two ponds one of which is a small wild pond and a larger fish pond with filter and pump that sits just in front of the patio doors leading out from the study. There is a pathway that navigates all the way through the garden and back around to the front of the property.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate and for display purposes only

These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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