



The Old Bakery, Pleasant View, Cymmer,
Port Talbot, Neath Port Talbot. SA13 3LP

£349,995

 PAYTON
JEWELL
CAINES

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We are proud to offer this opportunity to purchase this unique bakery conversion. Converted in 2018, The Old Bakery in Cymmer has now been transformed into an amazing residential home, offering extra annex accommodation, ideal for an air B&B. Located in the village of Cymmer with access to a range of local shops, Cymmer Primary School, easy route to Port talbot town and an area very popular with tourists and cyclists.

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- Unique character property
- Spacious living accommodation
- Adjoining Annex
- Garage



DESCRIPTION

We are proud to offer this opportunity to purchase this unique bakery conversion. Converted in 2018, The Old Bakery in Cymmer has now been transformed into an amazing residential home, offering extra accommodation, present ideally for an air B&B. located in the village of Cymmer with access to a range of local shops, Cymmer Primary School, easy routing to Port talbot town and an area very popular with tourists and cyclists.

Accommodation briefly comprises to ground floor master bedroom with en-suite, two bedrooms, family bathroom, utility room and inner hallway. To the first floor open plan lounge/diner/kitchen and W.C. Annex. To the outside Low maintenance garden to the front, side sun terrace and approximate quarter acre of land around the property.

HALLWAY

Frosted glazed PVCu front door. Frosted glazed side panel. Leading into generous sized hallway. Skimmed ceiling. Emulsioned walls. Inset spotlights. Coving. Wood effect luxury LVT vinyl flooring. Radiator. Solid oak doors leading off to ground floor bedrooms.

MASTER BEDROOM (18' 6" x 10' 1") or (5.65m x 3.08m)

Skimmed ceiling. Emulsioned walls. Inset spotlights. Coving. Radiator. Fitted carpet. Two side facing and one front facing PVCu double glazed windows. Fitted vertical blinds. Door leading into ensuite.

EN SUITE

Skimmed ceiling. Emulsioned walls. Inset spotlights. Coving. Wood effect luxury LVT vinyl flooring. Wall mounted chrome heated towel rail. Room fitted with three piece white suite comprising W.C., Vanity wash hand basin with chrome mixer taps and white shower cubicle tray, black respatex panelled walls, bi-fold glass door, wall mounted shower.

BEDROOM 2 (12' 8" x 9' 10") or (3.85m x 3.0m)

Skimmed ceiling. Emulsioned walls. Inset spotlights. Coving. Radiator. Fitted carpet. Front facing PVCu window. Fitted vertical blinds. Built in storage cupboard housing electric meter. Overhead light panel with fitted shutters. Adjoining door into bedroom three.

BEDROOM 3 (9' 8" x 9' 6") or (2.95m x 2.89m)

Skimmed ceiling. Emulsioned walls. Inset spotlights. Coving. Radiator. Fitted carpet. Adjoining door to bedroom two. Overhead light panel with fitted shutters.

FAMILY BATHROOM (12' 6" x 9' 3") or (3.82m x 2.81m)

Skimmed ceiling. Inset spotlights. Coving. Half emulsioned and wood tongue and groove to walls. Wood effect luxury LVT flooring. Side facing PVCu window. Fitted vertical blinds. Two chrome wall mounted heated towel rails. Room fitted with a five piece suite comprising bath with centre fill chrome mixer taps and shower attachment, bidet with chrome tap, W.C., White vanity wash hand basin with chrome mixer taps, Set within white gloss vanity unit, large walk in shower with white shower tray, glass screen, black respatex panelling and wall mounted chrome shower with rainfall head.



UTILITY ROOM (8' 8" x 5' 5") or (2.64m x 1.65m)

Skimmed ceiling. Inset spotlights. Coving. Emulsioned walls. Wood effect luxury LVT vinyl flooring. Room fitted with range of grey wall and floor cupboards with complimentary wood effect laminate worktops. Stainless steel sink/drainers with chrome mixer taps. Under counter space for appliances.

INNER HALLWAY

Emulsioned vaulted ceiling. Inset spotlights and beams. Emulsioned walls. Fitted luxury wood effect LVT vinyl flooring. Radiator. Doors leading off. Staircase with glass banister leading to first floor accommodation.

OPEN PLAN KITCHEN/DINER/LOUNGE (30' 0" x 21' 0") or (9.14m x 6.39m)

Emulsioned vaulted ceiling with beams. Emulsioned walls. Three radiators. Wood effect luxury LVT vinyl flooring. Glass apex to the front offering views over the valley. Fitted with two PVCu doors with glass balcony screen. Doorway to W.C. from lounge area.

Kitchen area:

Emulsioned vaulted ceiling and beams. Inset spotlights. Emulsioned walls. Ceramic tiles to splash back areas. Luxury wood effect LVT vinyl flooring. Room fitted with grey floor cupboards with solid wood work tops. Breakfast bar. One and half inset enamel sink drainer with brush steel mixer taps. Electric hob and built in electric oven. Overhead extractor hood. Stainless steel splash back. Cream and black ray burn fire and oven with black stack chimney. Vinyl tile splash back. Two glazed PVCu doors leading to garden with glazed panel overhead. Room for side by side fridge freezer. Intergrated dishwasher.

W.C.

Skimmed ceiling. Inset spotlight. Emulsioned walls. Luxury Wood effect LVT vinyl flooring. Chrome wall mounted heated towel rail. Room fitted with two piece white suite comprising W.C., white wash hand basin with chrome mixer taps.

INNER HALLWAY

Glazed PVCu door into hallway. Emulsioned ceiling. Inset spotlights. Coving. Emulsioned walls. Radiator. Luxury wood effect LVT vinyl flooring. Glazed PVCu door leading to rear passage which leads to garage.

ANNEX

LOUNGE AREA (22' 11" x 16' 5") or (6.98m x 5.0m)

Skimmed ceiling. Inset spotlights. Coving. Emulsioned walls. Two radiators. Luxury wood effect LVT vinyl flooring. Double frosted glazed PVCu doors leading to front of property. Frosted glazed side window opening.

KITCHEN AREA (20' 3" x 12' 1") or (6.16m x 3.68m)

Skimmed ceiling. Inset spotlights. Coving. Emulsioned walls. One feature brick wall. Luxury wood effect LVT vinyl flooring. Chrome heated towel rail. Multi-fuel burner set within a brick inset fire place with slate hearth and wooden overhead mantle. Two frosted PVC side windows. Rooms fitted with range of grey floor and wall cupboards with solid wood work tops. Breakfast bar. White enamel one and half bowl sink with modern mixer tap. Five ring built in induction hob. Built in electric oven. Overhead glass and brush steel extractor hood. Intergrated dishwasher. Intergrated fridge. Staircase with glass banister leading to first floor.



BEDROOM (17' 2" x 12' 0") or (5.22m x 3.67m)

Skimmed ceiling. Inset spotlights. Coving. Emulsioned walls. Two radiators. Fitted carpet. Two side facing windows with fitted blinds. Solid oak door leading off into boiler room. Oak door leading to en suite.

EN SUITE

Oak door leading to ensuite. Skimmed ceiling. Inset spotlights. Floor to ceiling respatex panelling. Luxury wood effect LVT vinyl flooring. Wall mounted chrome heated towel rail. Room fitted with three piece white suite comprising of W.C., vanity wash hand basin with chrome mixer taps and shower cubicle and chrome wall mounted rainfall shower.

FRONT

To the front of the property. Low maintenance. Concrete. Parking up to three cars.

GARAGE

Concrete walls and floor. Housing space for up to two cars. High ceiling. Electric roller door. Light, power and heating. Two radiators.


REAR GARDEN

Side sun terrace. Laid to astro turf. Steps leading to decking area, ideal for hot tub or seating area. Large embankment planted with wild meadow flowers and orchard trees, which is approximately quarter of acre land.



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		84
(69-80) C	77	
(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	

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.



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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01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk