



'Fair Winds' Penycae Road, Port Talbot,
Neath Port Talbot. SA13 2EP

Offers In Excess Of
£350,000



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We welcome the opportunity to market this unique SWISS STYLE SELF BUILD DETACHED HOUSE. This one off design house within PENYCAE offers SUBSTANTIAL living accommodation and outside garden space, perfect for the growing family. BOASTING SPECTACULAR VIEWS over surrounding area and coastal area towards MUMBLES POINT. Early viewing is ESSENTIAL to APPRECIATE what this BEAUTIFUL HOME has to offer.

Within easy reach to the M4 corridor and short drive to Port Talbot Town Centre with all its AMENITIES AND FACILITIES.

Offers In Excess Of £350,000 - Freehold

- Self build Swiss style detached house



DESCRIPTION

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Accommodation offers generous sized lounge/dining room, fitted kitchen/breakfast room, second reception room, sun room, utility, downstairs shower room. First floor, Family bathroom and four bedrooms. Larger than average double garage and basement area. Off road parking for several vehicles and positioned on good sized grounds.

ENTRANCE

Access via wood framed single glazed door and matching side screen into:

ENTRANCE HALL/DINING ROOM/LOUNGE (27' 1" x 23' 3") or (8.25m x 7.09m)

Impressive entrance open plan into living accommodation. Skimmed ceiling. Emulsioned walls. Feature wooden open plan staircase to first floor. Two down lights to dining area and wall light plus spot lights to lounge. Solid wood flooring to dining area and fitted carpet to lounge. Feature step down from dining area into lounge. Four radiators. Wood framed single glazed window to front elevation boasting unspoilt spectacular views over coastal and surrounding areas.

KITCHEN/BREAKFAST ROOM (16' 0" x 10' 9") or (4.88m x 3.27m)

Skimmed ceiling and coved. Emulsioned walls. Laminate flooring. A range of wall and base units, complementary work surfaces. Single drainer sink unit with mixer tap. Tiled splash back areas. Electric oven, hob and extractor hood. Built-in breakfast bench and table, serving hatch through to lounge/dining room. Two doors leading off.

RECEPTION 2 (12' 9" x 10' 6") or (3.88m x 3.19m)

Skimmed ceiling and coved. Emulsioned walls with one wall wood panel. Double doors to storage area. Fitted carpet. Radiator. PVCu double glazed window to rear elevation. Door into:

CONSERVATORY/SUN ROOM (19' 3" x 7' 8") or (5.88m x 2.33m)

Wood tongue and groove to ceiling. Emulsioned walls. White aluminium double glazed units. Four sliding patio doors leading out to side and rear gardens. Making a spectacular sunroom to enjoy the views and gardens.

UTILITY ROOM

Skimmed ceiling. Emulsioned walls. Continuation of laminate flooring. Radiator. Wall mounted Worcester combination boiler. Plumbing in place for automatic washing machine. Room is fitted with a range of wall and base units with complementary work surfaces. Storage cupboard housing electric meter. PVCu frosted double glazed door to rear of property. Radiator. Door into downstairs cloakroom.

DOWNSTAIRS SHOWER ROOM

Skimmed ceiling with inset ceiling lights. Half emulsioned half tiled walls. Continuation of laminate flooring. White towel rail heater. Pedestal wash hand basin, low level w.c. fully tiled shower cubicle with mains fed shower. PVCu frosted double glazed window to side of property.



FIRST FLOOR LANDING

PVCu double glazed window to side elevation. Staircase to landing.

LANDING

Skimmed ceiling and coved. Emulsioned walls. Fitted carpet. Radiator. Built in airing cupboard with radiator and shelving. All doors leading off.

FAMILY BATHROOM (9' 5" x 7' 10") or (2.87m x 2.39m)

Skimmed ceiling with inset spotlights. Half emulsioned half tiled walls with decorative border tiles. Laminate flooring. Double door to cupboard with shelving. Radiator. Room is fitted with a four piece suite in white comprising low level w.c. pedestal wash hand basin, panelled bath and fully tiled shower cubicle with mains fed shower. PVCu frosted double glazed window to side of property.

BEDROOM 1 (13' 11" x 12' 2") or (4.23m x 3.70m)

Skimmed and coved ceiling. Emulsioned walls. Fitted carpet. Radiator. Recessed wall ideal for furniture. Built in double door wardrobe and shelving. PVCu double glaze window to front of property boasting spectacular views.

BEDROOM 2 (12' 8" x 9' 2") or (3.87m x 2.79m)

Skimmed ceiling and coved. Emulsioned walls. Fitted carpet. Two sliding doors to built in wardrobes with hanging rail and shelving. Radiator. PVCu double glazed window to rear elevation.

BEDROOM 3 (9' 5" x 7' 9") or (2.88m x 2.35m)

Artexed and coved ceiling. Emulsioned walls. Fitted carpet. Radiator. Double built in wardrobe with hanging rail and shelf. PVCu double glazed window to rear of property.

BEDROOM 4 (9' 7" x 8' 10") or (2.92m x 2.70m)

Skimmed and coved ceiling. Emulsioned walls and one wall wood panelling. Double doors into walk in storage cupboard with hanging rail and shelf. Radiator. PVCu double glazed window to front elevation basting spectacular views over coastal surrounding areas.

GARAGE (19' 11" x 19' 3") or (6.06m x 5.87m)

Accessed via up and over door. Courtesy wood framed frosted single glazed door.

WORKSHOP AREA (27' 1" x 25' 0") or (8.26m x 7.63m)

Generous sized workshop that could lend itself to be converted into living space.

OUTSIDE

To the front the garden has a sweeping driveway with ample off road parking. Generous sized lawns planted with an abundance of mature trees and shrubs.


Gardens to both sides of the property with access to rear garden.

Rear garden is laid with a generous sized lawn and planted with an abundance of mature trees and shrubs. Footpath and steps leading to elevated rear garden. Rear access onto The Uplands via wooden gate.



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		83
(69-80) C		
(55-68) D	65	
(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.



www.pjchomes.co.uk

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