



Westbourne House Varteg Row, Bryn, Port Talbot, Neath Port Talbot. SA13 2RF

£499,950



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We welcome the opportunity to market this Beautiful Executive style five bedroom detached house. This family home offers spacious accommodation for the growing family and with modern fixtures and fittings. Viewing comes highly recommended to fully appreciate what this desirable home has to offer.

## £499,950 - Freehold

- Executive five bedroom house
- Two reception rooms
- Fitted kitchen / dining room
- Master bedroom with ensuite
- Bedroom 5 attic room with ensuite



## DESCRIPTION

We welcome the opportunity to market this Beautiful Executive style five bedroom detached house. This family home offers spacious accommodation for the growing family and with modern fixtures and fittings. Viewing comes highly recommended to fully appreciate what this desirable home has to offer.

Bryn is a semi rural village ideal for giving access to Maesteg and Port Talbot. The area is home to many executive style properties and benefits from stunning views across the local countryside. The property itself backs on to the woodland and river beyond, ideal for those looking for a quiet outlook from their property.

Accommodation comprising Welcoming entrance hall, Cloakroom, Generous Lounge, Second sitting room, Fitted kitchen and dining room, Utility room. First floor gallery landing, Family bathroom, Master bedroom with dressing room and ensuite, three further bedrooms. Second floor Bedroom 5 attic room with ensuite. Enclosed rear garden and frontage with off road parking for several vehicles.

## ENTRANCE

Accessed via Oak effect PVCu double glazed front door with two glazed side panels leading into:

## LARGE IMPRESSIVE HALLWAY

Skimmed ceiling and coved. Inset chrome spot lights. Emulsioned walls. Ceramic floor tiles. Under floor heating. Stairs to upper floor accommodation. Doors leading off:

## SNUG (11' 5" x 11' 1") or (3.47m x 3.38m)

Skimmed ceiling and coved. Inset chrome spot lights. Emulsioned walls. Wood effect laminate floor. Under floor heating. Front facing Oak effect PVCu double glazed window with curtain pole.

## DOWNSTAIRS CLOAKROOM (7' 1" x 6' 6") or (2.15m x 1.97m)

Skimmed ceiling and coved. Inset chrome spotlights. Half emulsioned half ceramic wall tiles. Ceramic floor tiles. Under floor heating. Side facing Oak effect PVCu double glazed window with fitted wood venetian blind. Room is fitted with a two piece white suite comprising low level w.c. wash hand basin mounted on a ceramic tiled shelf.

## LOUNGE/DINER (21' 0" x 14' 4") or (6.41m x 4.36m)

Skimmed ceiling and coved. Emulsioned walls. Wood effect laminate flooring. Under floor heating. Stone hearth and fire surround with inset electric fire. Double glazed Oak effect PVCu french doors leading out to the rear garden. Steps down into:

## SUN ROOM (10' 11" x 9' 10") or (3.32m x 3.00m)

Skimmed ceiling. Emulsioned walls. Wood effect laminate flooring. Under floor heating. Oak effect double glazed PVCu french doors leading to rear garden. Four wrap around Oak effect PVCu double glazed windows following the hexagonal shape of the room. Opening into:



## **KITCHEN/DINER (26' 11" x 16' 1") or (8.20m x 4.89m)**

Skimmed ceiling. Inset chrome spot lights. Emulsioned walls. Ceramic floor tiles. Under floor heating. Side facing Oak effect PVCu double glazed door. Rear facing Oak effect PVCu double glazed windows. Kitchen is fitted with a range of solid walnut wall and base units with black granite worktops. Inset one and half sink and drainer with hot and cold mixer tap. Integrated dishwasher. Built in five ring gas hob with built in griddle and overhead stainless steel extractor hood. Space for side by side fridge and freezer. Door leading into:

## **BOILER/UTILITY ROOM**

Plastered ceiling and walls. Vinyl flooring. Laminate worktop with under counter space for two appliances. Wall mounted gas boiler and tank. Door into integral garage.

## **STAIRS AND LANDING**

Solid Oak bespoke staircase leading to galleried landing area. Skimmed ceiling and coved. Inset spot lights. Emulsioned walls. Two radiators. Fitted carpet. Front facing Oak effect PVCu leaded window. Doors leading off.

## **MASTER SUITE (17' 6" x 13' 1") or (5.34m x 4.00m)**

Skimmed ceiling and coved. Emulsioned walls. Radiator. Fitted carpet. Doors leading into ensuite and dressing room.

## **DRESSING ROOM (13' 1" x 6' 7") or (4.00m x 2.00m)**

Skimmed ceiling and coved. Emulsioned walls. Wood effect laminate floor. Front facing Oak effect PVCu double glazed window. Radiator. Room is fitted with built in storage.

## **MASTER EN-SUITE (11' 1" x 9' 8") or (3.37m x 2.95m)**

Skimmed ceiling and coved. Four chrome spot light fittings. Half emulsioned half ceramic wall tiles. Ceramic floor tiles. Side facing Oak effect frosted PVCu window. Chrome wall mounted heated towel rail. Room is fitted with a four piece suite in white comprising pedestal wash hand basin, w.c. oval free standing bath with chrome wall mounted taps and double width shower with rainfall shower head, glass doors and ceramic tiles to walls.

## **BEDROOM 2 (18' 4" x 11' 1") or (5.60m x 3.39m)**

Skimmed ceiling and coved. Track light fitting. Emulsioned walls. Wood effect laminate floor. Rear facing PVCu double glazed window with curtain pole. Radiator.

## **BEDROOM 3 (16' 4" x 11' 1") or (4.97m x 3.38m)**

Skimmed ceiling and coved. Track light fitting. Emulsioned walls. Wood effect laminate floor. Front facing Oak effect PVCu double glazed window with curtain pole. Radiator.

## **BEDROOM 4 (11' 1" x 11' 5") or (3.38m x 3.47m)**

Skimmed ceiling and coved. Flush light fitting. Emulsioned walls. Wood effect laminate floor. Front facing Oak effect PVCu double glazed window with curtain pole. Radiator.



## **FAMILY BATHROOM (10' 3" x 9' 2") or (3.12m x 2.79m)**

Skimmed ceiling and coved. Inset spot lights. Half emulsioned half ceramic wall tiles. Ceramic floor tiles. Chrome wall mounted heated towel rail. Side facing frosted PVCu window with fitted wooden venetian blind. Room is fitted with a three piece suite comprising low level w.c. wash hand basin set within vanity unit, double width walk-in shower with chrome shower and glass screen.

## **BEDROOM 5 / ATTIC ROOM (36' 1" x 19' 1") or (11.0m x 5.81m)**

Skimmed ceiling. Inset spot lights. Emulsioned walls. Laminate floor covering. Two radiators. Three rear facing velux style windows. Side storage area.

## **EN-SUITE (7' 10" x 7' 10") or (2.40m x 2.39m)**

Skimmed ceiling. Inset spot lights. Emulsioned walls. Radiator. Ceramic floor tiles. Room is fitted with a three piece suite in white comprising pedestal wash hand basin, low level w.c. corner shower with white tray, ceramic wall tiles with wall mounted shower and curved glass screen doors.

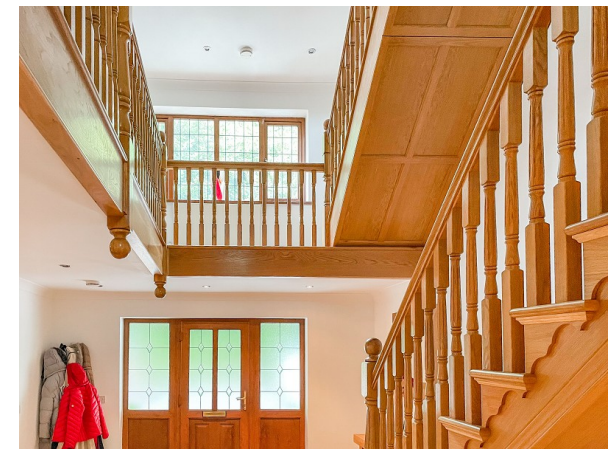
## **OUTSIDE**

Front garden is laid with a tarmac driveway providing ample parking space. Garden is bounded on three sides by wall. Corner built flower bed planted with mature shrubs and trees. Two graveled beds. Side access leading to the rear.

Rear garden is bounded on three sides by feather blade wooden fencing. Wooden decked terrace wrapping around the sun room. Steps leading down to lawned area with barked bed.


## **INTEGRAL GARAGE**

Accessed via traditional up and over door with access doors to both sides.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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