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Ty Ger Y Nant
7 Owen Jones Way
Bryn
Port Talbot
SA13 2SJ

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7 Owen Jones Way

Offers In Excess Of **£490,000**

An immaculately presented three/four bedroom modern self build detached family home, personally and uniquely designed by the current vendors with picturesque semi rural views.

Modern self build detached family home

Immaculately presented throughout

Located within the popular village of Bryn

Offering convenient commuter access to the M4

Positioned on a generous corner plot

Spacious living accommodation with feature dual room stove fireplace

Full Master suite with private shower room and walk in dressing room

Second bedroom with private en-suite

Ground floor shower room plus first floor bathroom

Exquisite landscaped gardens and driveway off road parking





A rare opportunity to purchase this immaculately presented three/four bedroom detached family home, located within the popular semi rural village of Bryn and set amongst arguably the most desirable properties within the area. The vendors of the property self managed the build themselves, ensuring every aspect both internally and externally was completed to the highest of standards. Not only is the property available to purchase with over five years remaining on the NHBC scheme, the property has been exquisitely decorated, with a beautiful array of fixtures and fittings.

The property is entered via a composite and glazed panel door into an entrance porch space, with an obscure panel window to the side, tiled flooring and a solid oak door leading into the main living room.

The living room is a bright and spacious room benefitting from windows to both the front and side elevations. The floor within the room has been entirely laid with porcelain tiles, with the added benefit of underfloor heating. The main feature of the room is the central focal multifuel stove fireplace, set on a large slate hearth, with an ornately decorated surround visible from both the front reception room and living area. A fixed staircase within the room provides access to the first floor accommodation and solid oak doors provide access to the dining room/forth bedroom and the kitchen/dining/living space.

The dining room/forth bedroom is a large and inviting space, with tiled flooring and windows to both the front and side elevations. Due to the close proximity of the ground floor shower room, it would make an ideal ground floor double bedroom or can accommodate a large dining table and chairs.

To the rear of the property is the impressive open plan kitchen/dining/living area. The room has tiled flooring with underfloor heating and is flooded with natural light from three windows to the rear and a large set of sliding patio door to one side, giving light, access and views over the landscaped patio area. Within the living area, the main feature of this snug space is the multifuel stove, shared with the living room. On this side of the open fireplace is another ornately designed fire surround.

The kitchen has been fitted with a matching range of contemporary base, larder and wall mounted units, with a beautiful granite worksurface over. The main hub of the room is the central island, fitted with additional storage cupboards and shelving. To one wall, there are floor to ceiling units providing an abundance of storage surrounding a space suitable for a large American fridge/freezer.

The kitchen further benefits from under cabinet lighting, a free standing range stove cooker, a large ceramic Belfast sink unit, integrated dishwasher and has a continuation of the same tiled flooring as the living area. An archway at the end of the kitchen provides access through into the utility room, with a continuation of the same tiled flooring.

The utility room has been fitted with kitchen base and wall mounted units, with a stainless steel sink unit positioned below the rear window. The modern gas boiler is contained within the cupboard units and a stable pedestrian door to the side provides access outside.

A remaining solid oak door within the room leads into the ground floor shower room, fitted with a contemporary three piece suite to include; double shower cubicle, low level WC and a vanity wash hand basin with storage below. The room has full tiling to walls and floor and an obscure glazed window to the front.

To the first floor the central landing has laminate wood flooring and benefits from an ornate feature window to the front. The area gives access to all three first floor double bedrooms and the family bathroom.

The Master bedroom is another impressive space within the home, a full private suite with bedroom area, wardrobe storage area and access to a private en-suite shower room and separate walk in dressing space. The room has a continuation of the laminate wood flooring and benefits from a set of double patio doors to one side, opening onto a Juliette balcony and a window to the front elevation.

The en-suite has been fitted with a contemporary three piece suite to include; double shower cubicle, low level WC and a vanity wash hand basin. The room has full tiling to both walls and floor and benefits from a wall mounted heated towel rail and obscure glazed window to the rear.

Across the landing from bedroom one is the second bedroom, benefitting from laminate wood flooring, double depth built in wardrobe storage, a window to the rear and has access to a private en-suite shower room. The ensuite had been fitted with a contemporary three piece suite to include; corner shower cubicle, low level WC and a vanity wash hand basin with cupboard storage and an additional matching storage unit adjacent. The room has full tiling to all walls and floor, a wall mounted heated towel rail and there is an obscure glazed window to the side.

Bedroom three is another good sized double bedroom located to the front of the property. The room features laminate wood flooring, full wall length built in wardrobe storage and the window to the front providing far ranging views.

The family bathroom offers a perfect place to unwind, fitted with a free standing deep oval bath, low level WC and a vanity wash hand basin. There is a continuation of the same porcelain tiles as the hallway laid to the floor, full tiling to all walls, a wall mounted heated towel rail and an obscure glazed window to the rear.

Outside to the front of the property, a fully enclosed stipple effect tarmac driveway provides off the road for three vehicles ahead of slate stone steps leading to the second tiered garden area and front door. The driveway is enclosed by a small brick wall and wrought iron double gates. Half height wrought iron gates to each side of the property allow for access to the main garden area. To the right hand side of the property, a large, level porcelain tiled patio area offers a spacious and secluded area to enjoy. It benefits from a large, contemporary pergola with adjustable roof slats, external wall downlighters and is fully surrounded by an abundance of beautiful, mature plants and shrubs. A pathway continues behind the property allowing for access right the way around to the left hand side of the property.

There is an sloped embankment filled with a variety of plants and the pathway leads around to an outside timber potting shed. The grounds have been meticulously landscaped and designed to invite as much colour and seclusion to the garden as possible, without compromise on natural light.



Directions

SAT NAV USERS SA13 2SJ

Tenure

Freehold

Services

All Mains Services
Council Tax Band F
EPC Rating B

Viewing strictly by
appointment through
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hrt Est. 1926 **RICS**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

Energy performance certificate (EPC)

Current energy rating	B	Valid until	12 May 2021
Current energy score	85	Minimum energy score	55 (100 = most energy efficient)

Property type: Detached house
Total floor area: 177 square metres

Rules on letting this property

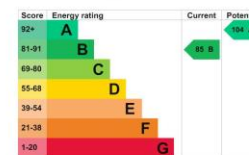
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the minimum and maximum energy efficiency standards for rental properties](#) on the GOV.UK website.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve the property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

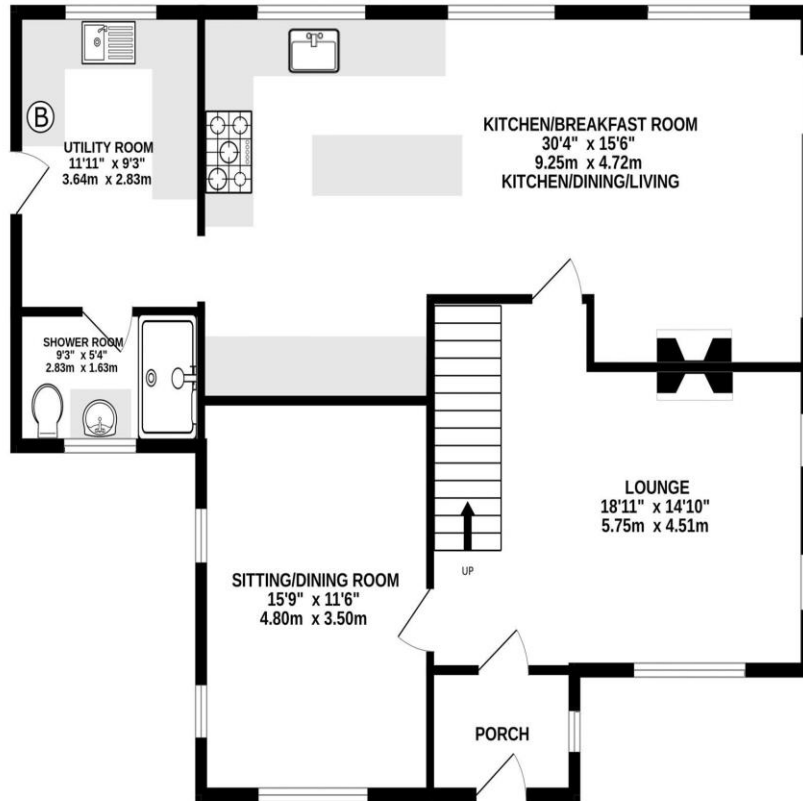
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

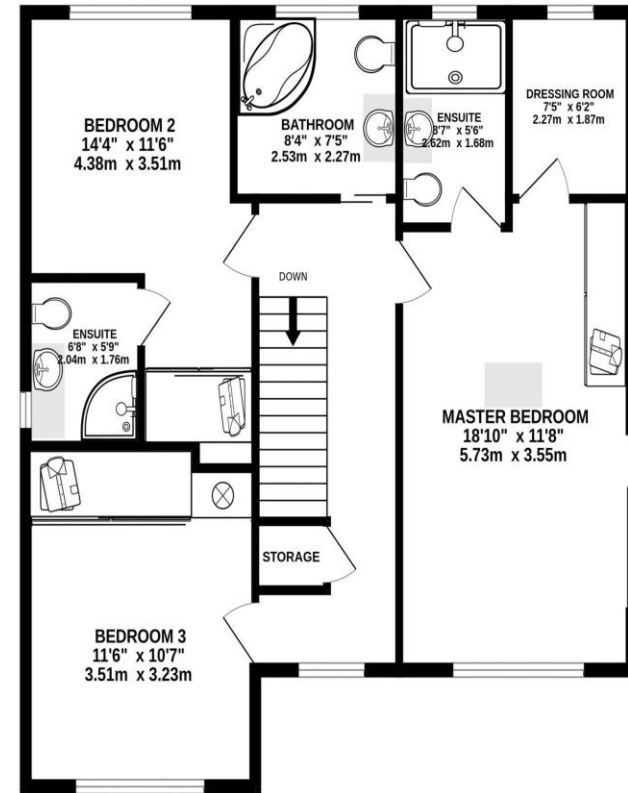
Breakdown of property's energy performance



GROUND FLOOR
1041 sq.ft. (96.8 sq.m.) approx.



1ST FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 1892 sq.ft. (175.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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