



Forest Lodge Lane, £800,000

- Seven Bedrooms
- Located in Executive Development of Cwmavon,
- Offer with No On Going Chain
- council tax band H
- EPC Rating: B



 7  4  3



About the property

We are thrilled to introduce this remarkable seven-bedroom detached property to the market. Nestled within the prestigious executive development of Cwmavon, this home offers a unique blend of luxury and tranquillity, backing onto serene woodland. Positioned in an elevated prime spot, it boasts breathtaking front-facing views of the Afan Valley, set amidst a charming enclave of bespoke self-built residences.

This modern marvel features an expansive open-plan layout, exuding sophistication at every turn. Boasting a suite of premium amenities, including a comprehensive alarm and CCTV system, underfloor heating on the ground floor, energy-efficient lighting throughout, motion-sensor lighting, a sprinkler system, and an integrated multi-fuel burner. Seamlessly integrated with cutting-edge technology, the property offers a Locks on phone system, granting effortless control over lighting, electrics, heating, CCTV, and even the garage door.

Accommodation

Entrance Hall

Step into the grandeur of this vaulted ceiling entrance hall, greeted by a composite door, pendant ceiling light, and panoramic windows bathing the space in natural light. The elegant porcelain tiled flooring leads the way, complemented by a carpeted staircase ascending to the first floor, alongside a convenient large storage cupboard. A bespoke built-in seating area, adorned with LED lighting, adds a touch of bespoke charm.

Kitchen/ Lounge

26' 5" Max x 26' 8" Max (8.05m Max x 8.13m Max)

open-plan kitchen/family room, bathed in natural light from aluminium bi-folding doors that open onto the rear garden. The porcelain tiled flooring extends throughout, complemented by contemporary high gloss wall and base units topped with granite work surfaces. A central island beckons with additional granite work surfaces and space for high stools. Indulge in the luxury of integral appliances, including a rangemaster oven, dishwasher, microwave, and wine cooler, all illuminated by recessed spotlighting and bespoke under-cupboard LED lighting.



Living Room

14' Max x 22' 7" (4.27m Max x 6.88m)

picturesque over Afan Valley from the comfort of the living room, where the porcelain tiled flooring continues seamlessly. The focal point of the room is the multi-fuel wood burner, nestled on a sleek slate hearth beneath an oak mantle.

Sitting Room

14' 7" x 12' 3" (4.45m x 3.73m)

tiled flooring, spotlighting, and rear-facing windows, providing the perfect retreat for relaxation.

Utility

8' 7" x 10' (2.62m x 3.05m)

ample storage within wall and base units topped with complementary work surfaces. Plumbing and space for multiple appliances, along with a freestanding American-style fridge freezer, make household tasks a breeze. Tiled flooring, spotlighting, and rear-facing windows complete the space.

Dining Room

11' 8" x 17' 7" (3.56m x 5.36m)

spacious dining room, featuring the same luxurious porcelain tiled flooring and expansive windows framing views of the front aspect.

Garage

accessed through a doorway and equipped with a full power supply and electric controlled door for ease of use.

W/C

comprising a two-piece suite with a WC and wall-mounted wash-hand basin.

Floorplan



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