



## St. Illtyds Drive, £650,000

- Council Tax - Band F
- 1st Place in the NPT Building Excellence Awards 2015
- Five Double Bedrooms
- Off Road Parking for Five + Cars + a Garage
- Four Reception Rooms
- EPC Rating: C



 5  3  4



## About the property –

A unique opportunity to purchase an award winning, self-build property in the sought after location of Baglan. This wonderful family home offers extensive benefits, some of which include attractive views over-looking the popular Mumbles Bay, off road parking for five + cars, a garage, five double bedrooms, two of which boast en suites and four reception rooms. The property is around 16 years old and is conveniently located to schools, the M4 corridor and public transport links whilst nestled in-between Neath and Port Talbot town centre with all their amenities.

Internally the property comprises of a porch, a grand entrance hall with an ash wood centre staircase, a spacious lounge with double doors to the rear garden, a dining room, a sun room, a fourth reception room/study, a w.c, a utility room and a high spec kitchen with part integrated appliances to the ground floor.

The first floor features an open landing with a turret and built in storage, giving access to four double bedrooms, the four piece family bathroom and a dressing room with stairs leading to the fifth bedroom which is located in the attic.

The front of the property has a brick paved driveway for five + cars, shutter doors into the garage and side access via two gates. The rear garden is spacious and enclosed, consisting of three tiers, perfect for soaking up the fantastic views from the "top deck". The property further benefits from under-floor heating to the ground floor and individual room thermostats.

## Accommodation

**Entrance Hall** - Entered via wooden double front entrance doors, tiled flooring, ash wood staircase, doors into lounge, cloakroom, kitchen, utility room, dining room and third reception room.

**Downstairs Cloakroom** - Comprising W.C. and wash hand basin with mixer tap. Tiled flooring.

**Lounge** - 18' 4" max x 15' 5" max ( 5.59m max x 4.70m max )

Carpeted flooring, fitted gas fire, three UPVC windows to side, UPVC double doors to rear.

**Dining Room** - 12' 8" minimum x 9' 8" ( 3.86m minimum x 2.95m ) Carpeted flooring, UPVC bay window to front.

**Reception Room Three** - 12' 7" x 8' 7" ( 3.84m x 2.62m ) Carpeted flooring, storage, UPVC window to front.

**Kitchen** - 15' 5" minimum x 18' max ( 4.70m minimum x 5.49m max ) Range of wall and base units with granite worktops, kitchen island with double stainless steel sink with mixer tap and seating area. Two fitted fridges, dishwasher, coffee machine and cooker hood, space for a range cooker.



Tiled flooring, three UPVC windows to side, double doors leading in to sun room.

**Utility Room** - 9' 8" x 5' 5" ( 2.95m x 1.65m ) Base units with worktops over, stainless steel sink with mixer tap, space for a fridge freezer, space for a washing machine and tumble dryer, tiled flooring, UPVC barn door to side.

**Sun Room** - 12' max x 14' 7" max ( 3.66m max x 4.45m max ) Four UPVC windows to rear and side, UPVC double doors to side, tiled flooring, two skylights.

**First Floor Landing** - Turret with stained glass UPVC arched oval window to front, built-in storage cupboard, doors to all four bedrooms, bathroom and dressing room. Carpeted flooring.

**Bedroom One** - 18' 4" max x 14' max ( 5.59m max x 4.27m max ) Carpeted flooring, UPVC window to side, UPVC double doors opening on to Juliet balcony to rear. Door leading in to ensuite shower room.

**Ensuite Shower Room**- Marble bowl sink and worktop with mixer tap, walk-in shower with double shower head, W.C., tubular heated towel rail, UPVC window with obscure glass to rear, tiled flooring and splashback.

**Dressing Room** - 8' max x 9' 7" max ( 2.44m max x 2.92m max ) Carpeted flooring, stairs leading to attic bedroom.

**Bedroom Two (attic)** - 34' max x 22' 3" max ( 10.36m max x 6.78m max )

Stairs from dressing area to second bedroom, carpeted flooring, two skylights to rear, oval shape UPVC window to each side, two UPVC windows to front, storage in eaves.

**Bedroom Three** - 11' 8" max x 12' 4" max ( 3.56m max x 3.76m max ) Carpeted flooring, UPVC window to front, door leading to ensuite shower room.

**Ensuite Shower Room Two** - Shower cubicle with glass shower screen, W.C., wash hand basin with mixer tap, tiled flooring and splashback, UPVC window to front.

**Bedroom Four** - 15' 2" max x 10' 2" max ( 4.62m max x 3.10m max ) Carpeted flooring, UPVC window to rear.

**Bedroom Five** - 11' x 9' 6" ( 3.35m x 2.90m ) Fitted carpets with a UPVC window to the front

**Front Garden** - Access on to brick paved drive providing parking for 5 + cars, electric shutter doors to garage, side access via gate. **Rear Garden** - Three tiered garden comprising of decking and lawn. Side access via gate and door in to garage.

## Floorplan



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