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Copper House Inn Heol Crwys, Cwmavon Port Talbot

offers over £599,000

 **black**

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About the property

An unbelievably spacious home in the heart of Cwmavon with great local importance. Humbly resting on a generous plot, with partial scenic views of the Afan valley, located brilliantly for access to popular walking and cycling routes in the area. Despite being beautifully presented throughout the main building, there is still opportunity for refurbishment in the 'Outbuilding'. With lapsed planning for conversion into a three bedroom semi-detached property, the business potential for this blank canvass is endless. Subject to relevant planning permissions this structure would be suitable for conversion into a large garage, workshop, home studio or even temporary holiday lettings.

Internally, the home provides multiple receptions areas, including a library and study with preserved original flooring, five double bedrooms (three of which contain walk in wardrobes), a family bathroom and double cloakroom. Oozing character with quirks such as secret doors and passageways, a five room cellar and feature ceilings.

Internal viewings are highly recommended to truly appreciate the scale of the property on offer.

Accommodation

Front Entrance Porch

Entrance Via a upvc door to the front, Parquet flooring and a door through to the hallway.

Entrance Hall

Parquet flooring, part double barrel vaulted ceilings, hanging Chandeliers, half paneled walls with fitted shelving. Doors leading through to the dining area, cloakroom, library, study, courtyard and storage space. Access to the stairs leading up to the first floor and down to the cellar.

Dining Room

20' 3" x 16' 5" (6.17m x 5.00m)
Hard wood flooring, feature mantel piece & fireplace with LED lightboard and hanging light fixtures. An opening to the lounge and doors to the Kitchen.

Lounge

19' 3" x 16' 2" (5.87m x 4.93m)
Hard wood flooring, upvc windows to the front and side, feature fireplace and a log burner. Door through to the side porch.

Kitchen

21' 8" x 21' 8" (6.60m x 6.60m)
Tiled flooring, feature stone effect wall, spot lights and hanging light fixtures. Fitted with a matching range of wall and base units with integrated dual cooker, microwave, gas hob, cooker hood with





space for a fridge freezer and dining table. Patio doors to the West side garden.

Side Porch

Accessed via a upvc door to the front, laminate flooring and a door through to the lounge.

Cloakroom

Gothic theme double cloakroom with two lavatories and his&hers hand wash basins.

Study

14' x 12' 7" (4.27m x 3.84m)
Uncovered original slate flooring with fitted shelving and a window to the rear. 'Secret' passageway built into the bookshelf leading through to the outbuilding.

Library

19' 6" x 16' 4" (5.94m x 4.98m)
Paneled walls and coffered ceiling with a window to the front. Original 'bar' wood flooring, decorative feature



fireplace, fitted bookshelves and a discreet mirror television.

First Floor Landing

Split level landing with a wrapping balustrade and fitted window seat. Steps up to main landing and doors to five bedrooms and bathroom. Separate steps leading through to first floor of the outbuilding.

Bedroom One

16' 7" x 14' 8" (5.05m x 4.47m)
Paneled walls and a upvc window to the side. Access to the first attic space. Secret doors leading through to storage and a walk in wardrobe.

Walk-In Wardrobe

16' 9" x 6' 7" (5.11m x 2.01m)
Fitted open wardrobes and a wall mounted gas combination boiler.

Bedroom Two

13' 8" x 16' 3" (4.17m x 4.95m)



A upvc window to the front and laminate flooring and a walk in wardrobe built into the recess.

Bedroom Three

19' 7" x 11' 8" (5.97m x 3.56m)
Laminate flooring and a upvc window to the front, walk in wardrobe built into the recess.

Bedroom Four

13' 2" x 10' 3" (4.01m x 3.12m)
Laminate flooring and a upvc window to the front

Bedroom Five

10' 8" x 9' 5" (3.25m x 2.87m)
Laminate flooring and a window to the rear.

Bathroom

Fitted with a four piece suite comprising of a bath, shower, wc and hand wash basin. Checkered vinyl flooring and black marble partially tiled walls. A window to the rear and access to the second attic space.



Cellar

Five generous separate rooms, with vaulted ceilings, that are currently used for a workshop and storage. Accessed via stairs from the hallway or cellar door in the front garden. This area has restricted head height.

Outhouse

A blank canvas ready for refurbishment, lapsed planning for conversion two a three bedroom semi detached home but ideas for temporary holiday have been discussed with the homeowners. accessed via a door to the front, first floor landing, courtyard and door in the study.

Courtyard Garden

Central to the plot with paved patio space, feature column pillars, a door to the shed and french patio doors.

Front & East Side Garden

Generous driveway suitable for multiple vehicles, enclosed with stone walls and a dropped curb on either side. Sizable lawn space on the east side with a growing hedge line.

West Side Garden

An extensive decking with a pergola and modern summerhouse boasting upvc bi-fold doors. A step down to the generous lawn area with a playhouse, mature tree line and welsh stone boundary wall. Accessed via a gate to the side.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.