



Fulford House Forest Lodge

£580,000

- Brand New Build
- Driveway For Multiple Vehicles
- Wrap Around Garden
- Master Suite With Balcony
- Open Plan Living
- EPC Rating: Awaited



 4  2  1



About the property

Welcome to this immaculate BRAND NEW BUILD, perfectly designed for families seeking a contemporary style in a highly sought-after location. This stunning home offers a fresh and modern feel, blending functionality and style. The open-plan reception rooms are flooded with natural light, thanks to impressive floor-to-ceiling windows and bi-fold doors. The kitchen is seamlessly integrated into the living areas—ideal for social cooking featuring integrated appliances and a spacious island. The ground floor further benefits from an entrance hallway, understair storage and a cloakroom with a w.c. The first floor features a landing with a velux window fitted, carrying through the light and airy feeling the rest of the home offers a family bathroom and four bedrooms. The master bedroom features its own en-suite and bi folding doors onto a composite decking balcony with a glass balustrade and woodland views. This home also boasts direct access to local walking and cycling routes, making it an excellent choice for those who relish an active lifestyle. Schools, shops, Port Talbot Town Centre and the M4 corridor are all within close proximity to the property, providing great convenience for commuters. On top of all of the fantastic indoor features, the property also offers a wrap around garden accessed via a large brick paved driveway suitable for multiple vehicles. Call us today to make a start or securing your dream home!

Accommodation

Entrance Hall

Entrance through a composite door to the side with understair storage. Providing access to the first floor, a cloakroom and the open plan living areas.

Cloakroom -A cloakroom with a w.c and wash hand basin.

Lounge Area - 17' 1" x 10' 1" (5.21m x 3.07m) Open plan to the kitchen and second lounge area with floor to ceiling windows and bi-folding doors providing access to the rear garden.

Kitchen Area -21' 1" x 10' 1" min (6.43m x 3.07m min)

Open plan family room with a contemporary style kitchen. Offering integrated appliances which consist of an oven, hob, microwave, fridge freezer, washing machine and dish washer. Further benefiting from a kitchen island with base units.

Reception Room Two - 15' 3" x 9' 4" (4.65m x 2.84m)

The second reception room can be accessed separately to the main entrance via a glass door to the front. Internally



featuring floor to ceiling windows, open plan to the main lounge and kitchen area.

Landing The landing provides access to all four bedrooms, the family bathroom and a storage cupboard. Boasting a velux window carrying through the light and airy feel the rest of the home has to offer.

Master Suite / Bedroom One

17' 1" x 10' 2" (5.21m x 3.10m)

The master suite offers the luxury of it's own fully tiled en suite shower room and bi-fold doors onto a composite decking balcony with a glass balustrade.

En Suite - En suite shower room which has been fully tiled, with a wash hand basin and w.c.

Balcony A sheltered composite decking balcony with outdoor lighting. Boasting a glass balustrade, over-looking the woodlands.

Bedroom Two

19' 5" x 9' 5" (5.92m x 2.87m)

A double bedroom with two floor to ceiling windows.

Bedroom Three

10' 3" x 10' (3.12m x 3.05m)

Third double bedroom to the front of the property.

Bedroom Four

10' 3" x 6' 2" (3.12m x 1.88m)

Ideal for use of a single bedroom or home office.

Bathroom

A fully tiled family bathroom consisting of a bath with a shower over, a wc and wash hand basin.

External

A full wrap around garden, accessed via a large brick paved driveway suitable for multiple vehicles. Leading to a raised patio and lawn with access into two outdoor storage rooms to the front of the property. The rear garden offers ample space with a sheltered composite decking area, ideal for all year round use, a generous size patio area and a raised lawn.

Floorplan



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