



Payton
Jewell
Caines

White Pine Lodge, Graig Y Tewgoed,
Cwmavon, Port Talbot, Neath Port Talbot.
SA12 9YE

Offers In Excess Of
£500,000

 PAYTON
JEWELL
CAINES

White Pine Lodge, Graig Y Tewgoed, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9YE

PJC welcome to the market this most impressive self build Canadian Wood Lodge offering spacious living accommodation over three levels.

The energy rating is very efficient and heating is via combination boiler, 12kw multi fuel burner and under floor heating to the first floor. Well proportioned rooms and bedrooms throughout, with ground floor accommodation that can lend itself to Airbnb as a business opportunity. Delightful balcony areas from the main living quarters and master bedroom to sit and take in the ambiance of the relaxed surrounding area.



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DESCRIPTION

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Idyllically positioned with breathtaking unspoilt views over surrounding valley. Superb positioning for outdoor living, with nature at your doorstep. Benefits from local countryside walks which you can explore for miles, perfect for the cyclist as the Afan Forest Bike Park trail begins from Pontrhydfen and runs along the foot of the Afan Valley, its a scenic flat trail which is suitable for all levels of experienced cyclists.

This is a lifestyle change of living with tranquil settings, very little passing vehicles and nestled into a rural position with few neighbouring properties.



ACCOMMODATION

Via PVCu double glazed front door into entrance hall, giving access to staircase to living accommodation to first floor, second floor and ground floor accommodation. Property is heated via gas combination boiler, under floor heating to first floor (only) and 12kw multi fuel burner. Double glazed units throughout and french doors leading onto superb terraced balconies from main lounge and bedroom 2.

Terraced garden to rear, side and frontage ample off road parking for several vehicles.

First floor

Landing

Open plan kitchen/dining room/ lounge

Dining room/lounge 8.62 x 7.23 (28'28 x 23'72)

Kitchen area 3.98 x 3.60 (13'05 x 11'81)

Utility room

Family bathroom 2.35 x 2.13 (7'71 x 6'98)

Reception two 3.60 x 2.70 (11'81 x 8'85)

Second floor accommodation comprising

Landing

Master bedroom 5 x 3.70 (16'40 x 12'13)

Bedroom 2 4.32 x 4.5 (14'17 x 14'76)

Bedroom 3 4.10 x 3.90 (13'45 x 12'79)

Bedroom 4 3.10 x 3.10 (10'17 x 10'17)

Bathroom 2.40 x 2.39 (7'87 x 7'84)

Ground floor

Open plan lounge 6.35 x 6.0 (20'83 x 19'68)

Bedroom 5 3.0 x 2.38 (9'84 x 7.80)

Bedroom 6 3.0 x 2.36 (9'84 x 7.74)

Bathroom 2.22 x 1.83 (7'28 x 6')


NOTE

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.

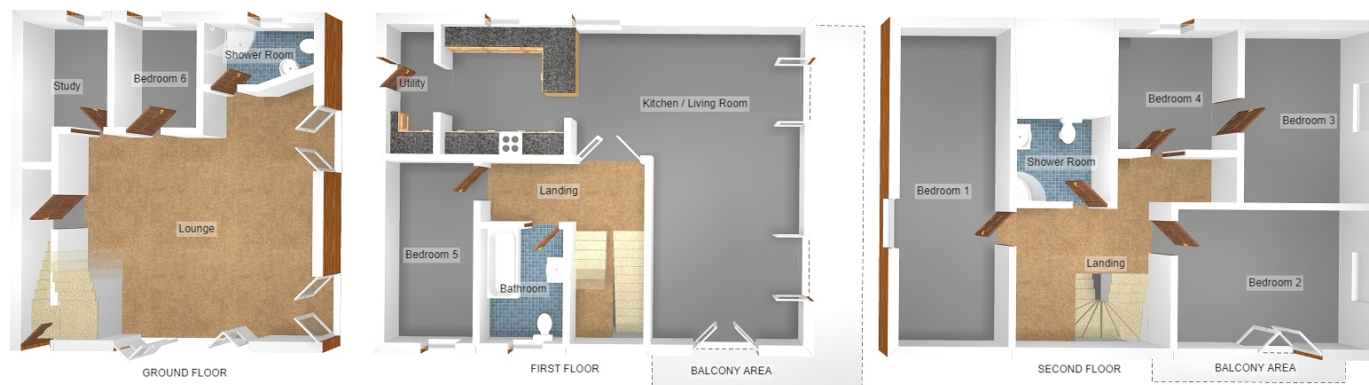


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

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