

Payton
Jewell
Caines



Bryn Argoed Pentwyn Road, Cynonville,
Port Talbot, Neath Port Talbot. SA13 3HH

Offers In Excess Of
£350,000

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PJC welcome to the market this UNIQUE SELF BUILD SWISS STYLE split level DETACHED HOUSE. Situated on generous sized gardens with two sweeping driveways and ample parking areas for several vehicles, with an abundance of shrubs, flowers and trees. CYNONVILLE is located in an idyllic valley with picturesque views of countryside. Neighbouring to the AFAN FOREST PARK and close proximity to Port Talbot, Neath and Maesteg Towns.

Viewing is highly recommended to fully appreciate this desirable location and spacious accommodation.

Offers In Excess Of £350,000 - Freehold

- Unique detached Swiss style split level house



DESCRIPTION

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The property briefly consists of Entrance hall, Lounge, Kitchen/breakfast room, Dining room. Conservatory, Family bathroom and three bedrooms. Staircase to lower level, Utility room, Bedroom four, w.c. and integral garage.

ENTRANCE HALL

Access via wooden panelled single glazed door and window. Papered ceiling. Access into loft with pull down ladder. Coving. Papered walls. Radiator. Gallery style landing. Double doors to storage cupboard and double doors to airing cupboard housing water tank and shelving. Fitted carpet. Stair case to lower level. All doors leading off.

LOUNGE (18' 10" x 14' 8") or (5.75m x 4.48m)

Papered ceiling. Coving. Papered walls. Wall light facilities. Side facing PVCu double glazed window. Wooden fire surround with onset electric fire. Radiator. Fitted carpet. Aluminium sliding doors leading to:

CONSERVATORY

PVCu panelled solid roof. PVCu fully glazed units. Tiled flooring. Door to garden.

KITCHEN (14' 6" x 12' 7") or (4.43m x 3.84m)

False ceiling with coloured panels and florescent tube above. Papered walls with tiles to splash back areas. Side facing PVCu double glazed window. Radiator. A range of wall and base units. One and a half bowls stainless steel single drainer sink unit. Four ring gas hob with concealed extractor hood. Split level oven and separate grill. Integrated fridge. Complementary work surfaces. Tiled flooring. Multi glazed door into vestibule.

DINING ROOM (14' 7" x 9' 11") or (4.45m x 3.03m)

Papered ceiling. Coving. Papered walls. Picture rail. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

BATHROOM (11' 4" x 8' 8") or (3.45m x 2.63m)

False ceiling with coloured panels and florescent tube lighting above. Papered wall with three walls fully tiled. Four piece suite comprising low level W.C., hand basin set within vanity unit, bath with mixer shower tap and step up to shower cubicle with mains fed shower, shower rail and curtain. Radiator. Side facing PVCu frosted double glazed window.

BEDROOM 1 (19' 0" x 11' 3") or (5.79m x 3.44m)

Papered ceiling. Coving. Papered walls. Two PVCu double glazed windows one to side and one to front of property, with picture views of surrounding valley. Hand basin set within corner of room. Radiator. Fitted carpet.



BEDROOM 2 (14' 1" x 11' 4") or (4.29m x 3.46m)

Papered ceiling. Coving. Papered walls. Two PVCu double glazed windows one to front and one to side of property boasting spectacular views of surrounding areas. Radiator. Fitted carpet.

BEDROOM 3 (9' 7" x 7' 9") or (2.91m x 2.36m)

Papered ceiling. Coving. Papered walls. Radiator. Fitted carpet. PVCu double glazed door tilt and turn window fully glazed matching side panel leading to:

BALCONY AREA

Wooden spindle balustrade. Astroturf. Ideal spot for morning coffee looking over the surrounding valley and picturesque views.

INNER PASSAGE

Staircase to lower level leading to inner passage.

Skimmed ceiling. Papered walls. Radiator. Fitted carpet. All doors leading off.

UTILITY ROOM (14' 8" x 10' 10") or (4.46m x 3.29m)

Skimmed ceiling. Emulsioned walls. Side facing PVCu double glazed window. Radiator. Wall and base units. Complementary work tops. Single drainer sink unit. Plumbing for automatic washing machine. Free standing gas boiler. Fitted carpet.

CLOAK ROOM

Skimmed ceiling. Emulsioned walls. Front facing wood framed frosted single glazed window. Low level W.C. Fitted carpet.

BEDROOM 4 (14' 8" x 9' 3") or (4.47m x 2.81m)

Skimmed ceiling. Coving. Papered walls. Front facing PVCu double glazed window boasting spectacular views over surround valley. Hand basin set within in corner vanity unit. Radiator. Fitted carpet.

GARAGE (19' 3" x 11' 3") or (5.86m x 3.44m)

Courtesy door into garage.

Skimmed ceiling. Emulsioned walls. Side facing PVCu frosted double glazed window. Radiator. Ample shelving for storage. Belfast sink. Electric roller doors.



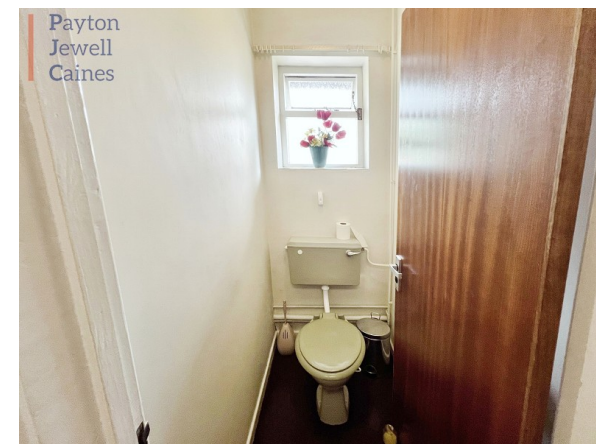
OUTSIDE

Block paved driveway and footpath to the side of property. Parking for several cars. Enclosed and bounded by part wood fencing and mature shrubs and trees, giving privacy to rear garden. Laid to lawn. Outbuildings which include storage unit. Wooden sun cabin. Glass house. Patio area ideal for garden furniture. Brick built BBQ area. Remainder of side garden slopes into an embankment. From side rear elevation footpath and steps leading to side entrance via PVCu frosted double glazed door. Paved patio area which is ideal for sitting out and looking at the idyllic views.

Front door is found to the side of property via block paver foot path and steps to front door. Abundance of shrubs to the mature gardens. Another sweeping driveway from wooden gates which leads to integral garage to front of property. Garden landscaped laid to lawn, mature shrubs and flowers, offering delightful picturesque views.


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		
(69-80) C		77
(55-68) D	66	
(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

01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
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porttalbotrentals@pjchomes.co.uk