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Coed Parc Court Cwmavon, Port Talbot,  
Neath Port Talbot. SA12 9BZ

£775,000

**PJC** PAYTON  
JEWELL  
CAINES



## Coed Parc Court Cwmavon, Port Talbot, Neath Port Talbot. SA12 9BZ

A rare opportunity to purchase this immaculately presented executive family home nestled in a secluded part of Cwmavon, still within easy access to the local shops, schools and transport links. This impressive property must be viewed to appreciate all it has to offer. No ongoing chain.

**£775,000 - Freehold**

- Impressive six bedroom family home
- Three reception rooms
- Kitchen with conservatory
- Games room to second floor
- Detached double garage with driveway
- Sold with no onward chain





## DESCRIPTION

We are delighted to bring to the market this immaculately presented executive family home, nestled in a secluded part of Cwmavon with easy access to the local shops, Cwmavon primary school and Port Talbot town centre. This impressive property must be viewed to appreciate all it has to offer. No ongoing chain. Accommodation briefly consisting of porch, hallway, three reception rooms, cloakroom, kitchen, conservatory and utility. To the first floor, four bedrooms, two en suites, Jack and Jill bathroom. To the second floor two bedrooms, game rooms, shower room and storage rooms. Externally there is a detached double garage with a electric charging point and a large garden.

### PORCH (7' 10" x 7' 3") or (2.40m x 2.20m)

Access via PVCu double glazed double doors. Emulsioned and coved ceiling. Pendant light. Emulsioned walls. Marley luxury flooring. Solid oak french doors into:

### ENTRANCE HALL (22' 4" x 13' 1") or (6.80m x 4.0m)

Emulsioned and coved ceiling. Inset spotlights. Emulsioned walls. Marley luxury flooring with integral design. Stairs to first floor landing. All doors leading off.

### RECEPTION 1 (15' 9" x 14' 9") or (4.80m x 4.50m)

Overlooking the front via PVCu double glazed bay window with Venetian blinds. Emulsioned and coved ceiling. Central ceiling rose with pendant light. Emulsioned walls. Continuation of the marley luxury flooring. Stone hearth and fire surround with open feature fire.

### RECEPTION 2 (15' 9" x 14' 9") or (4.80m x 4.50m)

Overlooking the front via PVCu double glazed bay window fitted with Venetian blinds. Emulsioned and coved ceiling. Three pendant lights. Emulsioned walls. Continuation of Marley luxury flooring.

### RECEPTION 3 (15' 9" x 12' 2") or (4.80m x 3.70m)

Emulsioned and coved ceiling. Track spotlight fitting. Emulsioned walls. Continuation of Marley luxury flooring. Rear facing PVCu double glazed french doors with two double glazed side windows.

### DOWNSTAIRS CLOAKROOM (7' 10" x 6' 7") or (2.40m x 2.0m)

Emulsioned and coved ceiling. Flush light fitting. Emulsioned walls with feature papered wall. Continuation of Marley luxury flooring. Side facing PVCu frosted double glazed window to the side of the property with fitted roller blind. Room is fitted with a low level W.C. and counter top basin set on vanity shelf with tiled splash back.

### KITCHEN (15' 5" x 15' 1") or (4.70m x 4.60m)

Overlooking the rear via two PVCu double glazed windows with fitted roller blinds. Emulsioned and coved ceiling. Inset spot lights and pendant light. Emulsioned walls. LVT flooring. Kitchen is fitted with a range of floor cupboards finished in a high gloss with quartz worktops. Inset one and half bowl stainless steel sink and drainer with mixer tap and instant hot water tap. Integrated dishwasher. Nurf five ring induction hob with overhead extractor hood. Built in high level electric oven. Space for side by side American style fridge freezer. Island with storage and seating. Under stairs storage cupboard. Opening into:



### **CONSERVATORY (13' 9" x 13' 1") or (4.20m x 4.00m)**

Vaulted emulsioned ceiling. Pendant light. Low level emulsioned walls. Wrap around PVCu double glazed windows and PVCu double glazed french doors. All windows and doors are fitted with Venetian blinds. Continuation of LVT flooring.

### **UTILITY ROOM (15' 9" x 9' 10") or (4.80m x 3.0m)**

Emulsioned and coved ceiling. Inset spotlights. Emulsioned walls with tiles to splash back areas. Continuation of the LVT flooring. PVCu double glazed door leading to rear garden. Room is fitted with a range of wall and floor cupboards with laminate work tops. Stainless steel sink and drainer with mixer tap. Space for upright fridge freezer. Under counter space for two appliances. Space for built in microwave. One cupboard is housing central vacuum system. Wall panel for ventilation system throughout.

### **LANDING (25' 11" x 6' 7") or (7.90m x 2.0m)**

Via stairs with fitted carpet and wooden balustrade. Emulsioned and coved ceiling. Inset spotlights. Stain glass featured window. Emulsioned walls. Fitted carpet. Built in storage cupboard housing the water tank and controls for under floor heating. Instant hot water supply. All doors leading off.

### **MASTER BEDROOM (15' 1" x 13' 5") or (4.60m x 4.10m)**

Overlooking the front via two PVCu double glazed windows with fitted Venetian blinds. Emulsioned and coved ceiling. Pendant light. Emulsioned walls with one feature papered wall. Fitted carpet. Door into walk in wardrobe (3.1m x 2.1m) fitted with shelves and clothes rails.

### **EN SUITE (11' 2" x 8' 10") or (3.40m x 2.70m)**

Emulsioned and coved ceiling. Inset spotlights. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Floor mounted heated towel rail. Side facing frosted PVCu double glazed window with fitted roller blind. Room is fitted with a four piece white suite comprising W.C., wash hand basin set with vanity, free standing central filled bathtub and double width walk in shower with mains fed rain fall head.

### **BEDROOM 2 (14' 9" x 11' 6") or (4.50m x 3.50m)**

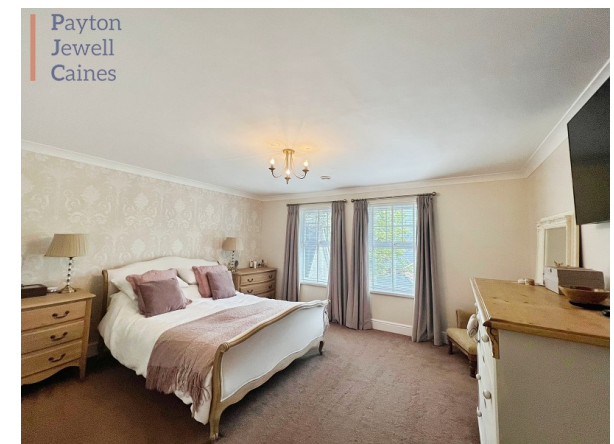
Overlooking the front via two PVCu double glazed windows with fitted Venetian blinds. Emulsioned and coved ceiling. Pendant light. Emulsioned walls. Fitted carpet. Door into walk in wardrobe (1.7m x 1.2m) fitted with clothes rails.

### **EN SUITE 2 (6' 11" x 5' 7") or (2.10m x 1.70m)**

Emulsioned and coved ceiling. Flush light fitting. Emulsioned walls with ceramic tiles to splash back areas. Ceramic floor tiles. Front facing frosted PVCu double glazed window with fitted venetian blind. Room is fitted with three piece white suite comprising pedestal wash hand basin, W.C. and corner shower cubicle with wall mounted electric shower.

### **BEDROOM 3 (15' 1" x 11' 2") or (4.60m x 3.40m)**

Overlooking the rear via two PVCu double glazed windows with fitted roller blinds. Emulsioned and coved ceiling. Pendant light. Emulsioned walls. Fitted carpet. Door into walk in wardrobe (3.4 x 1.2m) fitted with shelving and clothes rails. Door into:





### **JACK & JILL BATHROOM (10' 6" x 8' 6") or (3.20m x 2.60m)**

Emulsioned and coved ceiling. Two flush light fittings. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Rear facing frosted PVCu double glazed window with fitted roller blind. The room is fitted with a white suite comprising twin wash hand basins and W.C. all set within vanity unit, central fill bath and large shower cubicle with rain fall shower head. Floor mounted heated towel rail.

### **BEDROOM 4 (15' 1" x 11' 2") or (4.60m x 3.40m)**

Overlooking the rear via two PVCu double glazed windows with fitted roller blinds. Emulsioned and coved ceiling. Pendant light. Emulsioned walls. Fitted carpet. Door into Jack and Jill bathroom. Door into walk in wardrobe (3.4m x 1.2m) Fitted with clothes rails and shelving.

### **SECOND FLOOR STAIRS AND LANDING**

Access via stairs with fitted carpet and wooden balustrade. Emulsioned ceiling. Pendant light fitting. Emulsioned walls. Fitted carpet. Opening into:

### **GAMES ROOM (18' 4" x 17' 5") or (5.60m x 5.30m)**

Valuated emulsioned ceiling. Inset spotlights. Emulsioned walls. Fitted carpet. Velux window. Doors leading off. Two doors into Eaves storage (9.0m x 1.0m)

### **SHOWER ROOM (9' 10" x 3' 7") or (3.00m x 1.10m)**

Emulsioned ceiling. Velux window. Flush light fitting. Emulsioned walls with tiles to splash back areas. Room is fitted with a three piece suite in white comprising W.C., wash hand basin set on wooden mantle and shower cubicle.

### **BEDROOM 5 (11' 10" x 8' 6") or (3.60m x 2.60m)**

Emulsioned and coved ceiling. Spotlight fitting. Emulsioned walls. Fitted carpet. PVCu double glazed round window. Wrap around laminate counter top.

### **STORAGE (9' 10" x 3' 11") or (3.00m x 1.20m)**

Emulsioned and coved ceiling. Fluorescent light strip. Emulsioned walls. Fitted carpet. The room is fitted with shelving.

### **BEDROOM 6 (9' 10" x 9' 2") or (3.0m x 2.80m)**

Emulsioned and coved ceiling. Pendant light fitting. Emulsioned walls. Velux window. PVCu round window. Fitted carpet.

### **DETACHED DOUBLE GARAGE (18' 4" x 17' 9") or (5.60m x 5.40m)**

Electric roller door. Emulsioned. Inset spotlights. Ceramic floor tiles. Two PVCu double glazed windows. Side PVCu door. Power. Timber stairs to first floor (5.4m x 4.0m) Boarded out. Velux windows.


### **FRONT GARDEN**

Access via iron double gates. Tarmac driveway providing parking for multiple vehicles. Lawn. Stone paved sun terrace. Wrap around garden. Laid mainly to lawn. Mature borders planted with trees, shrubs. Sun terrace to side and rear.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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