

**Forest Lodge Lane  
Cwmavon  
Port Talbot  
Neath Port Talbot.**

Price **£425,000**

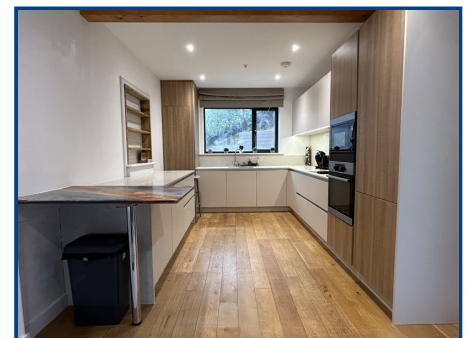
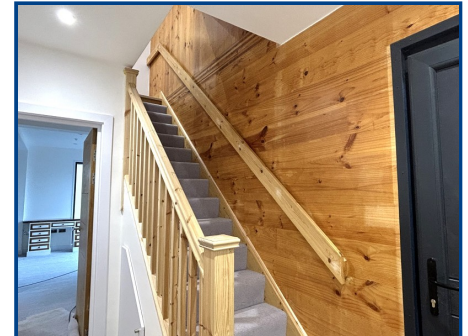


- NEW BUILD DETACHED PROPERTY
- THREE BEDROOMS
- BATHROOM, ENSUITE & CLOAKROOM
- FITTED KITCHEN
- GARDENS & OFF ROAD PARKING
- VIEWING IS HIGHLY RECOMMENDED
- HOUSE WILL BE COMPLETED MARCH 2024

**General Description**

\*\*\*\*\*NEW BUILD\*\*\*\*\*

Three Bedroom Individually Designed Detached House situated on the executive development at Forest Lodge Lane with views over the Cwmavon Valley.



## Property Description

We are pleased to offer for sale this new build three bedroom individually designed house situated in this very popular location with the accommodation comprising of the above mentioned bedrooms, hall, cloakroom, lounge/dining room, fitted kitchen and master ensuite and bathroom to the first floor. Internal viewing is highly recommended.

## Hall

Stairs to the first floor, spotlights to ceiling, wooden flooring and understairs storage cupboard.

## Cloakroom

Comprising vanity wash hand basin and low level W.C. Storage cupboard, extractor fan and spotlights to ceiling. Part tiled walls and wooden flooring.

## Lounge/Dining Room (18' 0" x 17' 04" ) or (5.49m x 5.28m)

Two vertical radiators, understairs storage cupboard and spotlights to ceiling. Double glazed picture windows to side and rear. Open to:

## Kitchen

Fitted with a range of base, drawer and wall units with complementary work surfaces over incorporating one and half bowl stainless steel sink unit, induction hob with extractor over and eye level oven and grill. Integrated fridge freezer, dishwasher and washing machine.

Spotlights to ceiling and double glazed window to the rear.

## FIRST FLOOR ACCOMMODATION

### Landing

Storage cupboard, airing cupboard, wall mounted vertical radiator and wooden floor. Spotlights to ceiling, access to loft and velux window to ceiling.

### Bedroom 1 (17' 0" x 10' 03" ) or (5.18m x 3.12m)

Wooden flooring, wall mounted vertical radiator, double glazed window to the front and double glazed patio doors to the side opening onto balcony. Sliding door into:

### En Suite (9' 09" x 3' 07" ) or (2.97m x 1.09m)

Comprising shower enclosure with shower over, vanity wash hand basin and low level W.C. Heated towel rail, spotlights to ceiling, tiled walls and floor.

### Bedroom 2 (10' 03" x 10' 0" ) or (3.12m x 3.05m)

Wooden flooring, radiator and double glazed window to the side.

### Bedroom 3 (10' 02" x 6' 01" ) or (3.10m x 1.85m)

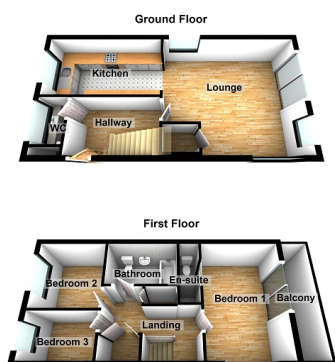
Wooden flooring, radiator and double glazed window to the side.

### Tenure

Freehold

### Council Tax

E



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### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).