



Glan Yr Afon Pentwyn Road, Cynonville – SA13 3HH
Port Talbot

£350,000

Glan Yr Afon Pentwyn Road

Cynonville, Port Talbot

Welcome to this charming three bedroom detached bungalow, a unique self-build set in the heart of the Afan Valley with beautiful views from every room. Step inside and you'll find a bright and spacious layout, perfect for relaxing or entertaining friends and family. The spacious living area flows into the modern kitchen (ideal for home cooks or casual breakfasts). Each of the three bedrooms offers plenty of space for restful nights or a home office setup, and the family bathroom is both stylish and practical. This home is designed with sustainability in mind, featuring solar panels that help keep energy bills down and an EV charging point for added convenience. This bungalow is ready for you to move in and make your own. Enjoy the peace and quiet of valley living while still being within easy reach of local amenities, making this property a fantastic opportunity for anyone looking to settle in a beautiful, friendly community. Don't miss your chance to view this lovely home - it could be just what you've been searching for.

- Three bedroom
- Detached bungalow
- Self-build
- Beautiful views in the heart of the Afan Valley
- Solar panels plus battery storage
- EV charging point
- Rainwater harvesting system to run appliances





Entry porch

3' 7" x 6' 11" (1.10m x 2.10m)

Via opaque front door into the porch. There is underfloor heating, tiled flooring, and storage cupboard.

Hallway

17' 9" x 4' 3" (5.40m x 1.30m)

Emulsion walls, underfloor heating, laminate flooring, and loft access.

Lounge

13' 5" x 18' 8" (4.10m x 5.70m)

Underfloor heating, three windows, laminate flooring, and feature electric fire place.

Kitchen / Diner

12' 2" x 17' 7" (3.70m x 5.36m)

French doors, window, breakfast bar, range of wall and base units, integrated oven and dishwasher, fridge freezer, tiled walls and floors, and underfloor heating.



Utility

9' 2" x 5' 11" (2.80m x 1.80m)

Space for washer and drier, under floor heating, tiled flooring, opaque door to rear, and the systems cupboard is housed there which can also be utilised as an airing cupboard.

Bedroom three

8' 6" x 7' 7" (2.60m x 2.30m)

emulsion walls, centre light, laminate flooring, window, and underfloor heating.

Bedroom two

8' 6" x 13' 9" (2.60m x 4.20m)

Emulsion walls, centre light, laminate flooring, two windows, and underfloor heating.

Bathroom

8' 10" x 6' 3" (2.70m x 1.90m)

Comprises of sink in vanity unit. W.C, jacuzzi bath, tiled floors, opaque window, and underfloor heating.

Bedroom one

9' 2" x 16' 5" (2.80m x 5.00m)

Emulsion walls, centre light, laminate flooring, window, fitted wardrobes, and underfloor heating.

En-Suite wet room

5' 7" x 7' 10" (1.70m x 2.40m)

Comprises of sink, W.C, shower, lino floor, underfloor heating, and opaque window.

Garage

11' 10" x 25' 11" (3.60m x 7.90m)

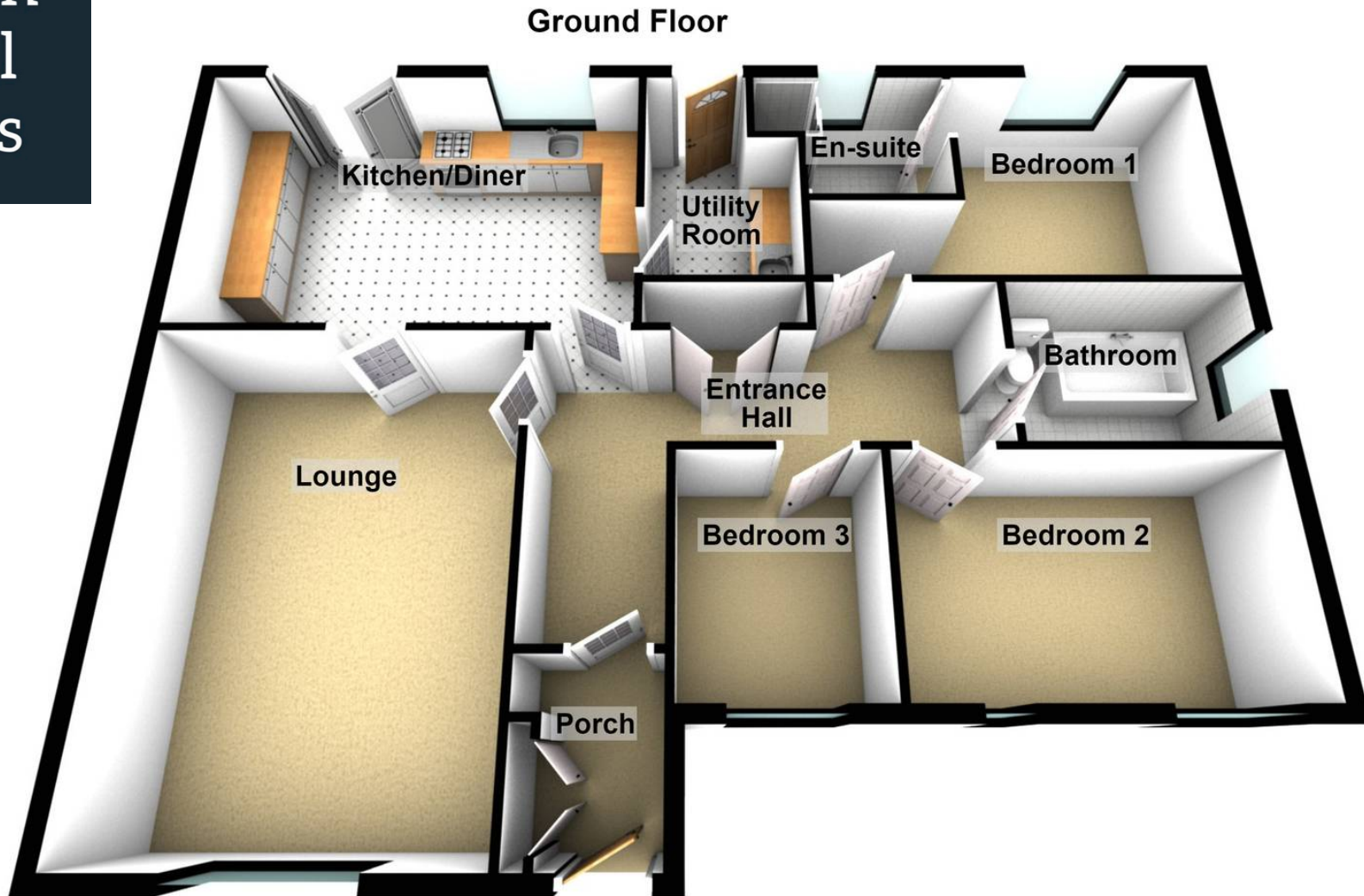
Electric roller shutter door.

Outside

To front of property there is a large brick driveway, detached garage, EV charging point, ramp access throughout, and landscaped with mature shrubs. To the rear there is a septic tank, large garden with various mature shrubs and plants. There is also a mixture of grass, pebbles, Astroturf, and patio.







Glan Yr Afon, Pentwyn Road, Cynonville

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