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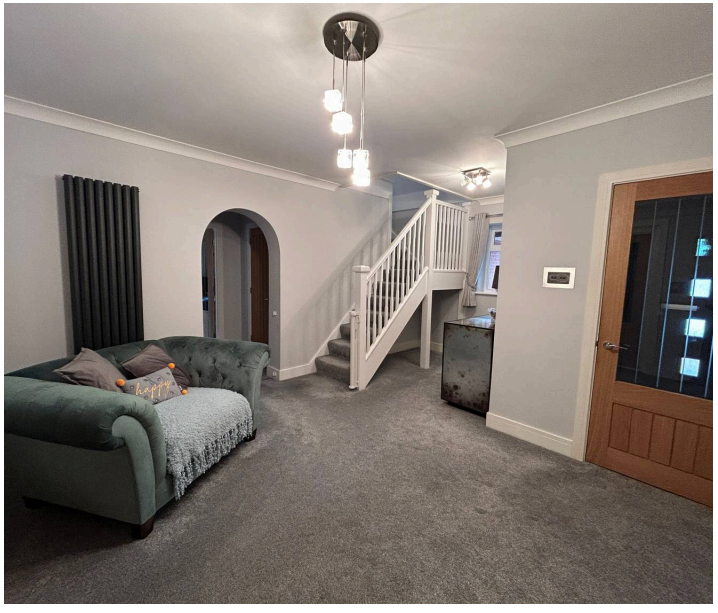
Coed Parc Lodge, Cwmavon - SA12 9BZ

Port Talbot

£549,950







Coed Parc Lodge

Cwmavon, Port Talbot

Introducing this exceptional five bedroom detached bungalow, set in a highly sought-after rural location with spectacular views of the Welsh countryside. This impressive residence offers generous accommodation throughout, comprising four spacious reception rooms, as well as a dedicated home study, making it ideal for both family life and those seeking space to work from home. The modern kitchen diner is thoughtfully designed for contemporary living, with a versatile utility space providing additional practicality. The property features a modern shower room, a family bathroom, and two en-suite bedrooms, ensuring comfort and convenience for all residents. With three separate driveways and a detached double garage, there is ample off-road parking for multiple vehicles, guests, or even a caravan or motorhome. The flexible layout is perfect for multi-generational living or those seeking an income opportunity from the detached lodge, which offers further accommodation or the potential for holiday letting (subject to permissions). The double garage has been built with future adaptation in mind, with running water, and electricity, this detached garage could certainly be transformed into extra living accomodation, subject to planning of course. Viewings are highly recommended to fully appreciate the quality and scale of this unique home.







- Five Bedroom Detached Bungalow
- Four Reception Rooms, with Home Study
- Modern Shower Room, Bathroom plus two en-suite's
- Modern Kitchen Diner, with versatile utility space
- Off-road Parking via Three Larger than average Parking Bays and Detached Double Garage
- Spectacular Views of the Welsh Countryside
- Viewings Highly Recommended
- Personal Alarm Systems in both Home and Garage
- EPC -D

Entrance

The property is approached via a private driveway. Block paved driveway suitable for parking two vehicles. Porch with down lighting and power points. Countryside views and woodland to the front of the property. Entrance via composite opaque double glazed door leading into the entrance hall finished with coved ceiling, emulsioned walls, radiator and ceramic tiled flooring. Glazed cottage style oak door leading into vestibule.

Vestibule

Coved ceiling, double glazed timber framed window overlooking the front of the property, wall mounted vertical radiator, emulsioned walls and fitted carpet. Stairs leading to the first floor. Under stairs storage space. Arch leading to inner hallway. Cottage style oak door leading to a shower room, with two glazed cottage style oak doors leading to the kitchen diner.

Sitting Room

15' 0" x 13' 3" (4.58m x 4.03m)

Down lights, coved ceiling, double glazed timber framed window overlooking the rear and side, radiator, emulsioned walls and fitted carpet. Cottage style oak door leading to further hallway.

Hallway

Coved ceiling, emulsioned walls and fitted carpet. Cottage style oak doors leading to study and lounge.

Shower Room
Down lights, timber framed opaque double glazed window overlooking the front of the property, timber framed double glazed opaque window overlooking the side of the property, part emulsioned/ part tiled walls, mirror, wall mounted electric heater, radiator and laminate flooring. Three piece suite comprising low level WC, his and hers wash hand basins with built in vanity unit and ceramic tiling to the splash back area, purpose built double shower enclosure with mains shower attachment

Kitchen Diner
16' 5" x 15' 3" (5.00m x 4.64m)
Down lights, two cottage style oak doors leading into the kitchen finished with coved ceiling, part tiled/ part emulsioned walls, two double glazed windows overlooking the side and rear of the property, vertical wall mounted radiator and Italian style ceramic tiled flooring. A range of tall units and base units with complementary quartz work surface. Integrated induction hob with extractor fan, as well integrated dishwasher. Built in double oven and microwave. Built in fridge and freezer. Breakfast bar. Space for table and chairs. Glazed cottage style oak door leading to the second inner hall.

Inner Hall
Emulsioned walls, timber framed opaque double glazed door leading to the rear garden, wall mounted vertical radiator and Italian style ceramic tiled flooring. Cottage style oak door leading to the utility room.

Utility
12' 6" x 7' 2" (3.80m x 2.18m)
Coved ceiling, double glazed timber framed window overlooking the side of the property, plumbing for automatic washing machine, ceramic tiling to splash back areas, emulsioned walls, wall mounted combination boiler, quartz work surfaces. Inset one and a half sink with single drainer.

Inner hallway
Two spacious cloakrooms with ample storage with cottage style oak doors. Emulsioned walls and fitted carpet. Glazed cottage style oak door leading into reception room 2.

Study
9' 10" x 6' 6" (3.00m x 1.97m)
Coved ceiling, emulsioned walls, timber framed window overlooking the side of the property, radiator and fitted carpet.

Lounge
19' 5" x 15' 8" (5.92m x 4.77m)
Coved ceiling, emulsioned walls, two windows overlooking the front of the property, one window overlooking the side of the property and two further windows overlooking the other side of the property, two radiators, brick built feature fireplace with built in gas fire and wooden flooring. Double cottage style doors leading to the 'music room'.

The 'Music Room'
11' 2" x 8' 9" (3.40m x 2.67m)
Coved ceiling, emulsioned walls, two wall lights, radiator and wooden flooring. Stained glass window and double doors leading to conservatory.

Conservatory
18' 4" x 14' 0" (5.59m x 4.26m)
Ceiling light, tongue and groove ceiling, wall light, two Velux windows, windows to the front, side and rear, double glazed PVCu door leading to the side of the property, radiator and tiled flooring.

First floor landing
Via stairs with balustrade. emulsioned walls with partial wood panelling and fitted carpet. Sliding wardrobes with storage and shelving.

Master Bedroom
18' 5" x 10' 1" (5.61m x 3.07m)
Emulsioned walls, double glazed window overlooking the front of the property and two double glazed windows to either side, eaves storage, built in sliding mirrored wardrobes and shelving, radiator and fitted carpet. Door leading to en-suite.

En-suite
Wall mounted heated towel rail, glass shelf, ceramic tiled walls and ceramic tiled flooring. Three piece suite comprising WC, wall mounted wash hand basin, double sized purpose built shower with mains shower attachment. Opaque door to the bedroom.

Bedroom 2
16' 2" x 12' 5" (4.93m x 3.79m)
Down lights, emulsioned walls, double glazed windows to the rear and side, eaves storage, purpose built in shelving, built in wardrobe and fitted carpet.

Bedroom 3
11' 7" x 8' 1" (3.52m x 2.47m)
Emulsioned walls, double glazed window overlooking the side of the property, radiator and fitted carpet. Door leading to en-suite.

En-suite
11' 5" x 3' 10" (3.48m x 1.16m)
Part ceramic tiled walls/ part wood panelling, double glazed window overlooking the front of the property, radiator, storage cupboard and purpose built shelving. Three piece suite comprising low level WC, panelled bath, wash hand basin with mixer tap set within vanity unit.

Walk-in Wardrobe / Storage Room
11' 0" x 4' 10" (3.36m x 1.48m)
Emulsioned walls, eaves storage, radiator and fitted carpet. Perfect space for storage, or can be easily converted into a bedroom with addition of a window.

Hallway
Access to loft, radiator and window overlooking the side of the property.

Bedroom 4
10' 2" x 7' 3" (3.09m x 2.22m)
Coved ceiling, emulsioned walls, double glazed window overlooking the garden, radiator and fitted carpet.

Bedroom 5
16' 6" x 9' 0" (5.04m x 2.74m)
Coved ceiling, emulsioned walls, double glazed windows overlooking the side and rear of the property, radiator and fitted carpet.

Family Bathroom
12' 11" x 5' 10" (3.93m x 1.78m)
Extractor fan, part ceramic tiled walls, double glazed opaque window overlooking the rear of the property, coil effect chrome heated towel rail and laminate flooring. Three piece suite comprising WC, wash hand basin with mixer tap set within vanity unit and freestanding bath with mixer tap.

Outside
Large driveway off the double garage, step access down to paved area with raised flower beds to a side garden off the conservatory, brick retaining walls with panel fencing, with gate leading to side door off the utility room, with access to main garden. Steps leading to the rear garden with railings, further patio area with steps leading up to two tiered garden with area laid to lawn, variety of hedges and shrubs, fencing and gated access leading to a third driveway. Access to outdoor summer house which has down lighting, power points, canopy porch with a seating area. Further steps leading up the garden with another outbuilding in the shape of a dovecote which is currently being used as a gym with down lights, windows to front and side, emulsioned walls and laminate flooring.

Detached Garage
39' 8" x 20' 0" (12.10m x 6.10m)
The double garage is build with cavity walls for future adaptation in mind; potentially turning the building into a living space subject to planning. Pitched timber roof, electric up and over door. Window overlooking the front. Storage cupboard. Door to the side which leads to the rear garden. Power and lighting installed. Working WC integrated into garage.

Summer House
11' 2" x 10' 6" (3.40m x 3.20m)

Outdoor Room / Home Gym
10' 10" x 11' 2" (3.30m x 3.40m)
The home gym is build with cavity walls for future adaptation in mind.



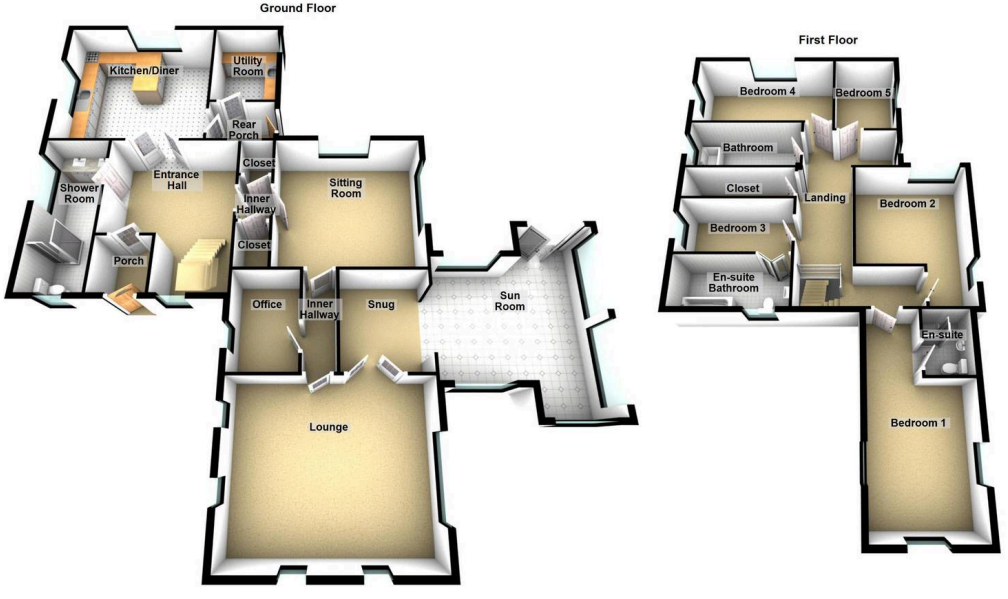




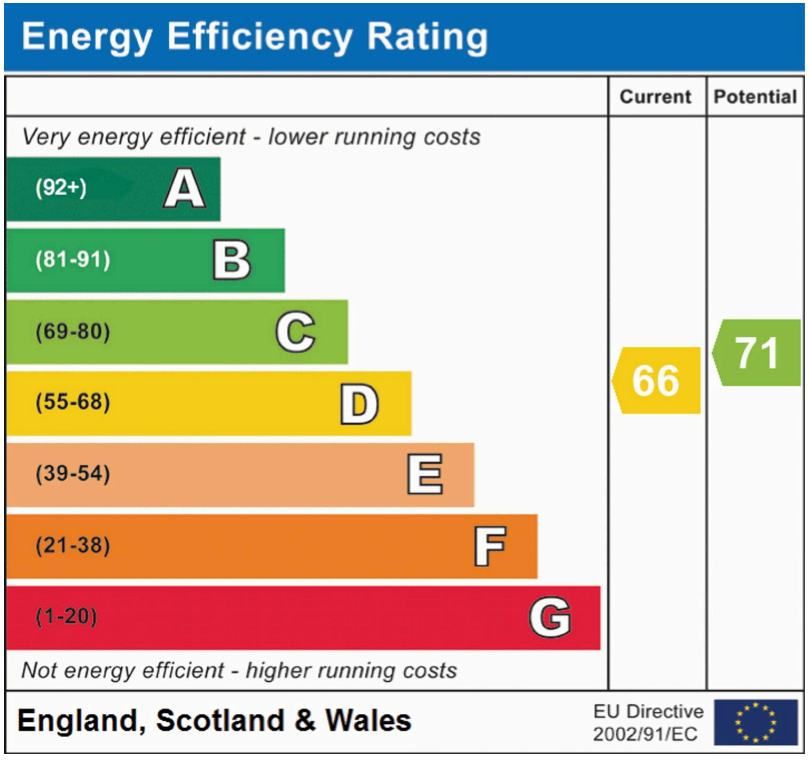




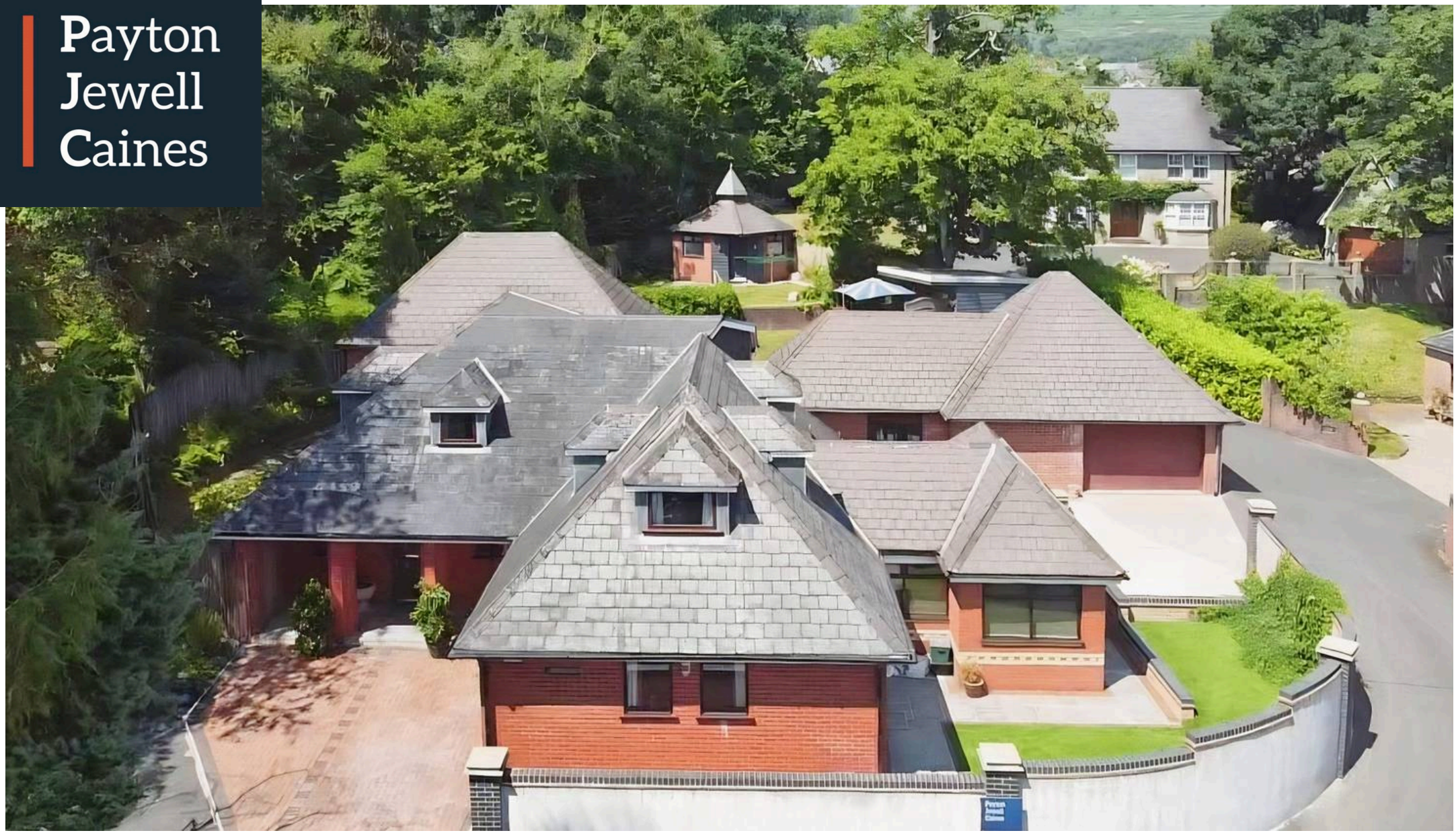




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