Payton Jewell Caines



Glan Yr Afon Pentwyn Road, Cynonville - SA13 3HH

Port Talbot

Offers in Region of £330,000





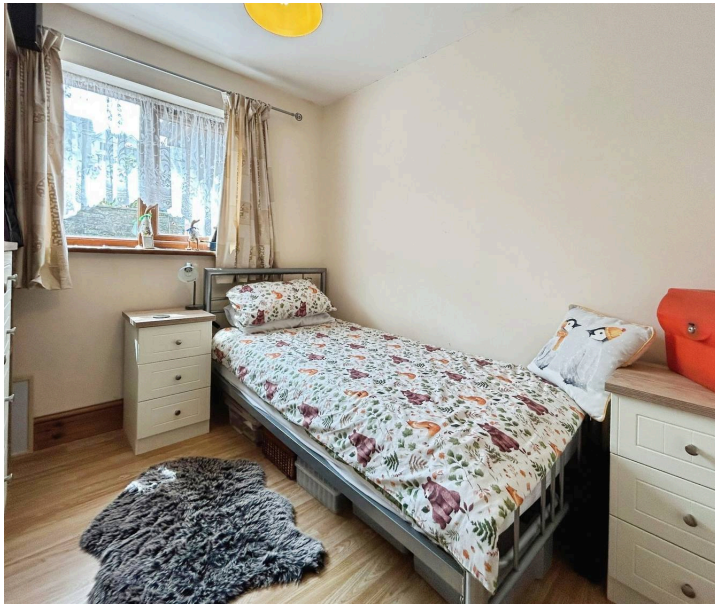


Glan Yr Afon Pentwyn Road

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.







- Individual Self-Build Detached Bungalow
- Stunning Views Across the Afan Valley
- Three Generous Bedrooms
- Energy Efficient Home with Solar Panels & Battery Storage
- EV Charging Point Installed
- Sustainable Rainwater Harvesting System
- Modern Detached Bungalow Living
- Peaceful Semi-Rural Setting
- Beautiful Countryside Views from Every Room
- Viewing Essential to Appreciate the Setting
- EPC - B

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 unity. 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.

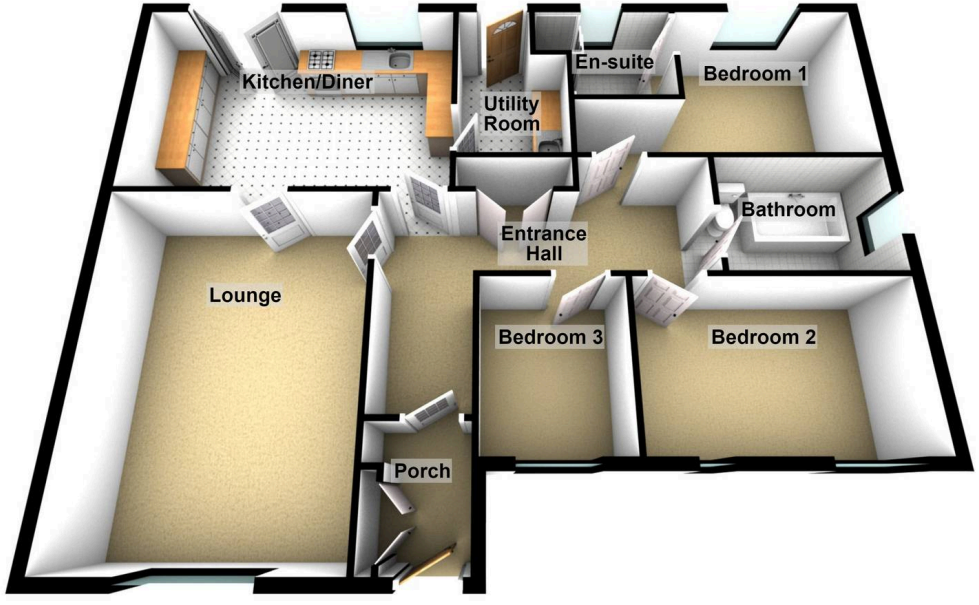
Garage
11' 10" x 25' 11" (3.60m x 7.90m)
Electric roller shutter door.

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.

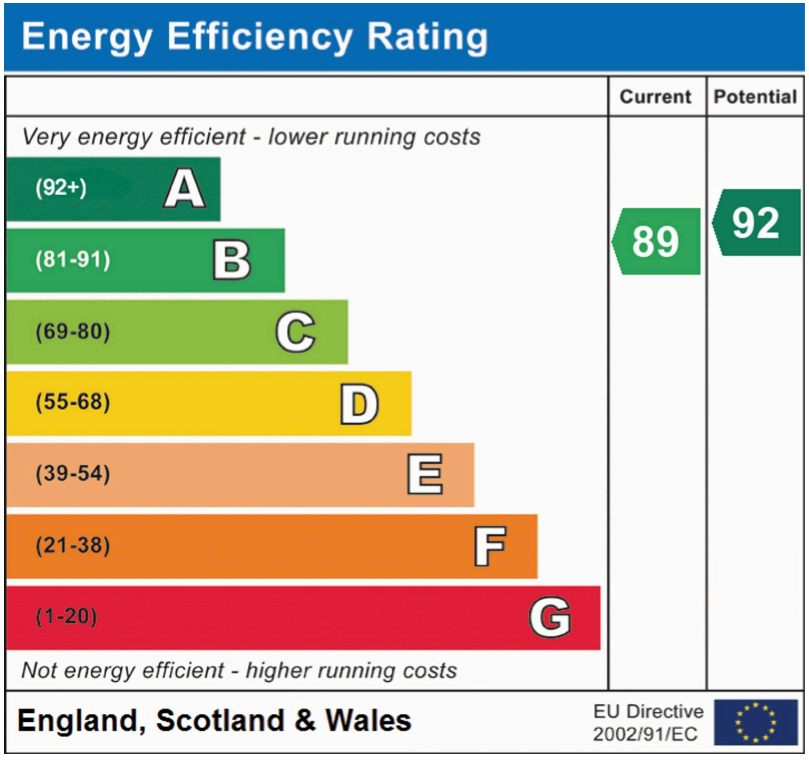




Ground Floor



Glan Yr Afon, Pentwyn Road, Cynonville



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