



Penycae Road, £525,000

- Floor to Ceiling Character
- Bursting with Potential To Modernise or Reconstitute
- Gorgeously Landscaped, Sizable Plot
- Double & Single Garage with Ample Driveway
- Panoramic Views
- Convenient but Quaint Setting
- Multiple Reception Rooms



 5  2  4



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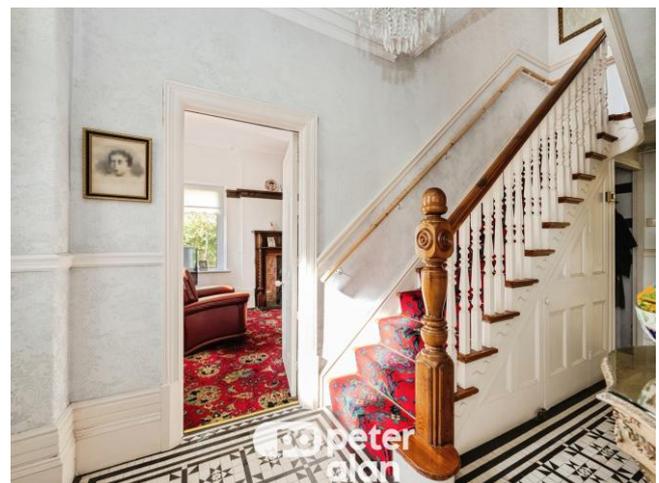


About the property

Highfield is a beautifully characteristic and incredibly spacious ideal family home which is now available for sale with no on going chain, tucked away in Pen-Y-Cae, Port Talbot. Excellent for commuting clients with Junction 41 of the M4 less than a quarter mile away and a train station within the town centre less than a mile too! Perfect for attendance to renowned schools such as Cwm Brombil and Bae Baglan Super Schools or the St. Joseph's Catholic Schools. For those looking to reconnect with the natural beauty of Wales, popular walks and hiking routes are ubiquitous within the Afan Valley!

The home is approached via a gated and landscaped front garden, with a footpath and steps leading through tiers of lawn and mature shrubbery. However, most owners will choose to park on the spacious driveway accessed from the rear and take steps through a further lawn-laid rear garden. The double garage is found from the driveway at the rear of the plot, with the single being opposite, in a block.

Entrance into a majestic hallway with mosaic tiled flooring and doors through to both sitting rooms at the front and study, stairs lead to the landing and flows into a sizable dining / sun room, an accessible ground floor shower room, utility space and generous fitted kitchen. The first floor gallery landing leads out to 'morning sun' balcony and through to five bedrooms, of which four are suitable for a double bed and the family bathroom!





Accommodation

Entrance Hallway

Lounge

16' x 11' 7" Max (4.88m x 3.53m Max)

Parlour Lounge

12' Plus Bay Window x 12' 7" Max (3.66m Plus Bay Window x 3.84m Max)

Study

11' 9" Max x 11' 7" (3.58m Max x 3.53m)

Sun Room / Dining Room

16' 6" Max x 12' (5.03m Max x 3.66m)

Kitchen

14' 8" x 12' 9" (4.47m x 3.89m)

Utility Room

14' 8" x 4' 8" (4.47m x 1.42m)

Shower Room

Landing + Balcony

Bedroom One

18' 2" x 14' 9" (5.54m x 4.50m)

Bedroom Two

15' 9" x 11' 8" (4.80m x 3.56m)

Bedroom Three

12' 3" x 14' 7" Max (3.73m x 4.45m Max)

Bedroom Four

12' 3" x 11' 7" (3.73m x 3.53m)

Bedroom Five

9' 4" x 7' 1" (2.84m x 2.16m)

Family Bathroom

Front & Rear Gardens

Double + Single Garage

Floorplan



Total floor area 216.1 m² (2,326 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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