



Ty Mynydd Penycae, Port Talbot, Neath  
Port Talbot. SA13 2BQ

Offers Over  
£750,000

**PJC** PAYTON  
JEWELL  
CAINES



## Ty Mynydd Penycae, Port Talbot, Neath Port Talbot. SA13 2BQ

Offered to the open market for the first time since it was built in 1990 this fabulous four double bedroom house comprises over 3,000sqft of modern family accommodation with over 5 acres of land incorporating a two acre paddock, large outbuilding, winter turnout area and two driveways. FABULOUS OPPORTUNITY. NO ONWARD CHAIN.

### Offers Over £750,000 - Freehold

- Detached house set within over 5 acres
- Large outbuilding and paddock to the rear
- Two private driveways and double garage
- Open plan kitchen / living / dining room
- Accommodation comprises over 3,000 sq ft
- SOLD WITH NO ONWARD CHAIN





## DESCRIPTION

We are delighted to present this fabulous 4 double bedroom detached house to the market which is positioned within its own grounds and gardens extending to over 5 acres with superb countryside and forestry views. There is a large outbuilding to the back currently housing three stable stalls. This leads to two acre paddock. The house is serviced by two private driveways and offers generous parking along with a large double garage. The accommodation is modern and open plan with a quality kitchen entertaining area and feature wood burning stove. The lounge has a vaulted ceiling with exposed oak beams. There is a basement area, utility room, shower room and a WC on the ground floor as well as an en-suite and four piece bathroom suite on the first floor.

## KEY FEATURES

### FREEHOLD

Open plan kitchen / dining / living room

Semi-rural location with fabulous views

Sold with no onward chain.

All blinds and light fittings to remain

## INNER HALLWAY

Access via PVCu part glazed french doors. Emulsioned and coved ceiling. Emulsioned walls with half height feature panelling. Skirting. Maple floor.

## DOWNSTAIRS SHOWER ROOM

PVCu double glazed window to the side with fitted blind. Central light fitting. Emulsioned and coved ceiling. Emulsioned walls. Skirting. Cushion floor. Three piece suite with low level w.c., corner wash hand basin with vanity unit and quadrant style shower cubicle housing a wall mounted electric shower. Wall mounted heated towel rail.

## ENTRANCE HALLWAY

Generous space with excellent natural light. Central chandelier. Emulsioned and coved ceiling. Emulsioned walls with wall lights. Skirting. Maple floor. Beautiful maple and stone steps leading to:

## LOUNGE (24' 11" x 15' 9") or (7.60m x 4.80m)

Dual aspect natural light via PVCu double glazed window to the front and PVCu double glazed french doors with side glazed panels to the rear. Beautifully appointed room with vaulted ceiling and exposed oak beams. Finished with emulsioned walls. Skirting. Maple floor. Beautiful feature stone work fire place with a timber lintel (closed off) Additional stone work. Feature shelving. Accent spotlights.

## DINING ROOM (17' 11" x 12' 2") or (5.45m x 3.70m)

Overlooking the rear via PVCu double glazed window. Finished with papered and coved ceiling. Papered walls with half height feature dado rail. Skirting. Maple flooring. Central light fitting and matching wall lights.

## RECEPTION 3 (12' 2" x 8' 6") or (3.70m x 2.60m)

Overlooking the front via PVCu double glazed window with a fitted roman blind. Finished with emulsioned and coved ceiling. Central light pendant. Emulsioned walls with half height feature dado rail. Skirting. Fitted carpet.



## OPEN PLAN KITCHEN/DINER/LOUNGE (30' 0" x 17' 9") or (9.15m x 5.40m)

Dual aspect natural light via PVCu double glazed window to the front with a fitted roman blind and PVCu double glazed french doors with matching side panels leading out to rear garden. The living space is finished with emulsioned and coved ceiling. Central light pendant. Emulsioned walls with a half height feature dado rail. Skirting. Silestone flooring. Feature recess wood burning stove with a sandstone hearth and mantle. Built in chimney storage within the chimney alcoves. Wall lights. Large archway leading through to kitchen area. Finished with emulsioned and coved ceiling. Recess led spotlights. Emulsioned walls. Skirting. Continuation of tiled floor. Kitchen is a range of low level and wall mounted units with a quartz roll top work surface. Inset one and half basin sink with swan neck tap. Moulded drainer. Space for range cooker. Integrated dishwasher. Space for under counter wine cooler. Integrated electric oven. Full height fridge. Large central island. Steps leading down to:

## ADDITIONAL KITCHEN AREA (12' 8" x 11' 10") or (3.85m x 3.60m)

Two PVCu double glazed windows with fitted roman blinds looking to the rear garden. Finished with a central spotlights. Emulsioned and coved ceiling. Emulsioned walls. Continuation of the tiled floor. Built in under window bench seating with additional storage. Full height integrated freezer. Full height ladder cupboards. PVCu double glazed picture window to the front of the property with fitted roman blind. Doorway through to:

## UTILITY ROOM

PVCu double glazed window overlooking the rear with fitted roman blind. Part glazed composite door leading to rear garden. Finished with central spotlights. Emulsioned and coved ceiling. Emulsioned walls. Skirting. Continuation of the tiled floor. Inset sink with mixer tap and drainer. Storage below. Complementary roll top work surface. Plumbing with automatic washing machine. Space for tumble dryer. Door into additional storage with shelving.

## REAR HALLWAY

PVCu double glazed window with fitted roller blind. Door leading to front of property. Central light pendant. Emulsioned and coved ceiling. Half height feature wood panelling. Tiled floor.

## W.C.

Papered ceiling. Central light fitting. Emulsioned walls. Skirting. Tiled floor. Two piece suite in white comprising W.C. and wall mounted wash hand basin. Additional storage.

## BASEMENT (22' 4" x 10' 10") or (6.80m x 3.30m)

Via part glazed door. Steps leading down. Fluorescent strip lighting. Power sockets. Concrete floor.

## HALF LANDING

Via stairs with fitted carpet and wooden balustrade. Large PVCu double glazed picture window with fitted roller blind. Central light lantern.

## LANDING

Access to loft storage with pull down ladder. Papered and coved ceiling. Papered walls. Skirting. Fitted carpet. Central light lantern.





### **BEDROOM 1 (17' 11" x 14' 5") or (5.45m x 4.40m)**

Dual aspect natural light via PVCu double glazed window overlooking the rear and side. Both with fitted roman blinds. Finished with central light fitting. Papered and coved ceiling. Emulsioned walls. Skirting. Fitted carpet.

### **BEDROOM 3 (14' 7" x 14' 0") or (4.45m x 4.27m)**

Overlooking the front via PVCu double glazed window with roman blind. Finished with papered and cove ceiling. Mansard sloping ceiling to the front. Central light fitting. Emulsioned walls. Skirting. Fitted carpet.

### **FAMILY BATHROOM**

PVCu frosted glazed window to the front. Emulsioned and coved ceiling. Recess led spotlights. Respatex walls. Herringbone style vinyl floor. Four piece suite in white comprising W.C., wash hand basin with swan neck tap and vanity unit, bath and separate corner shower cubicle with fully glazed doors, housing a wall mounted electric shower. Radiator.

### **BEDROOM 2 (17' 9" x 14' 7") or (5.40m x 4.45m)**

Overlooking the front via PVCu double glazed windows with a fitted roman blind. Finished with papered and coved ceiling. Central light fitting. Emulsioned walls. Skirting. Fitted carpet. Door into:

### **EN SUITE**

PVCu double glazed overlooking the side. Emulsioned and coved ceiling. Recess led spotlights. Emulsioned walls with half height feature wood panelling. Laminate floor. Bathroom suited comprising wash hand basin with mixer tap and vanity unit, W.C. and large walk in shower with sliding glazed doors, respatex to the splash backs and wall mounted electric shower. Fitted dressing room table with a quartz vanity shelf. Lighting above and wall mounted mirror.

### **BEDROOM 4 (14' 7" x 12' 2") or (4.45m x 3.70m)**

Overlooking the rear via PVCu double glazed window with fitted roman blind. Finished with central light fitting. Papered and coved ceiling. Emulsioned walls. Skirting. Fitted carpet. Built in walk in wardrobe.

### **DOUBLE GARAGE**

Two electric up and over roller doors. PVCu double glazed windows.

### **OUTSIDE**

To the front there are two access lanes leading to a driveway with central lawn area. Side gated lane access to rear garden and stables. To the rear of the house is an enclosed garden. Laid to lawn. Elevated area of decking with mature trees. Concrete driveway leading to the side gate and access to the rear.

### **OUTBUILDING (34' 3" x 32' 4") or (10.45m x 9.85m)**

Via gated access. Open timber eaves. Concrete floor. Fitted with three stables one currently used as a chicken coop. Plenty of additional storage space. Power and light. Sliding stable doors leading out to:


### **ADDITIONAL LAND**

Lane leading down to rear paddock. The field is enclosed and on a gradient. Gated access from the bottom lane.

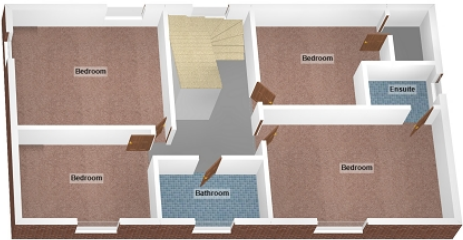


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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