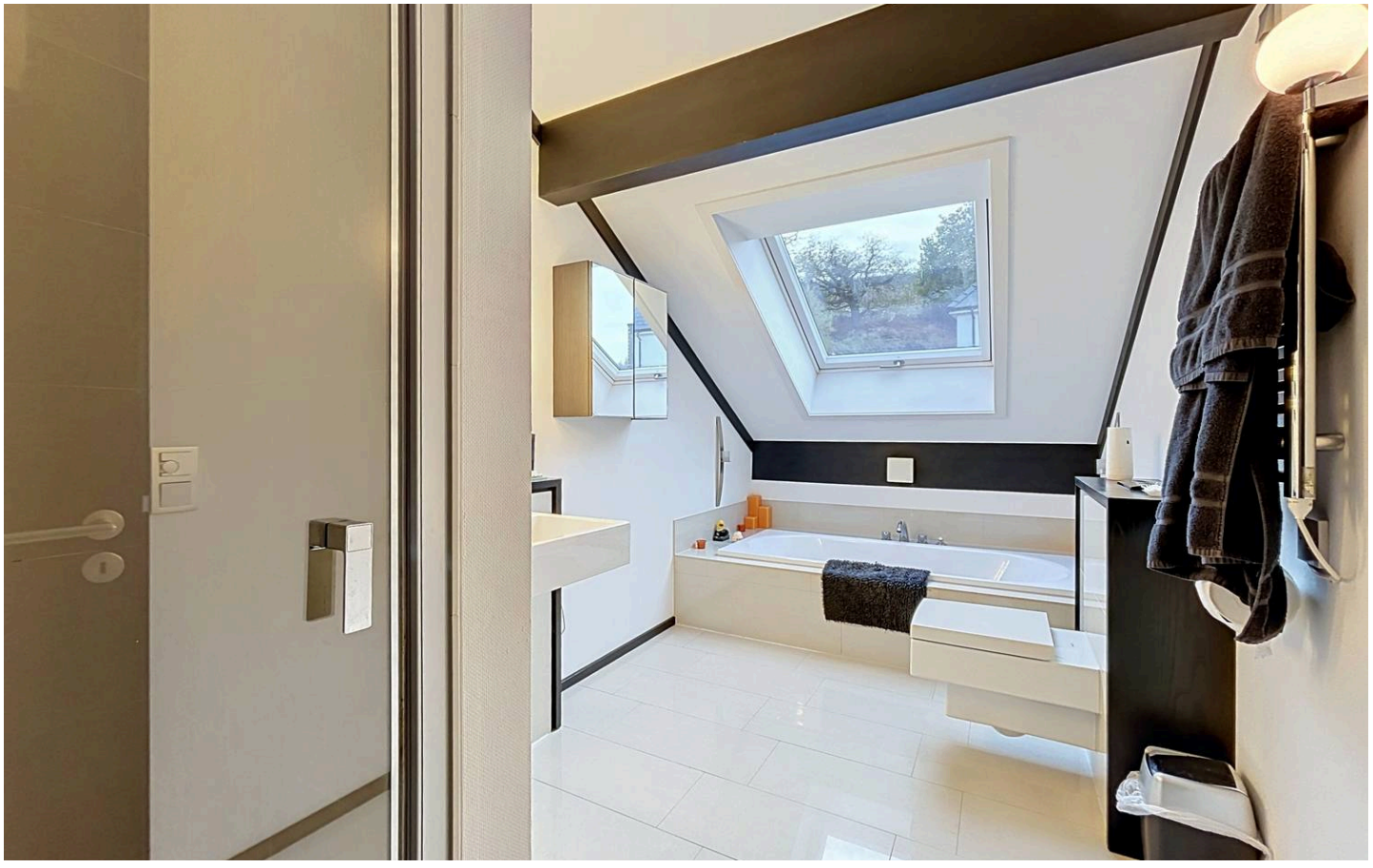
Payton Jewell Caines



The Magpies Forest Lodge Lane, Cwmavon - SA13 2RX

Port Talbot

£650,000







The Magpies Forest Lodge Lane

Cwmavon, Port Talbot

This exceptional German-engineered, timber-framed modular home is located in the desirable semi-rural village of Cwmavon, close to the Afan Valley cycle paths, country park, local amenities, and transport links. Offering a unique combination of contemporary design, energy efficiency, and high-quality craftsmanship, the property is ideally suited for family living.

The home is approached via an imprinted concrete driveway with beautifully maintained gardens. Internally, triple-glazed floor-to-ceiling windows flood the property with natural light, while underfloor heating throughout both floors, individual room temperature controls, and premium finishes ensure maximum comfort.

A standout feature is the bespoke kitchen, fitted with granite worktops, red glass splashbacks, and integrated Neff appliances. The luxurious bathrooms feature Duravit sanitaryware and Philippe Starck Axor fittings, while the master bedroom benefits from air conditioning.

Externally, the property boasts a large swimming pool with a retractable enclosure, extensive landscaped tiered gardens with multiple patio and seating areas, mature planting, woodland views, and secure enclosed boundaries.







- Exceptional German-Engineered Modular Home
- Swimming Pool With Retractable Enclosure
- Primary Bedroom With Balcony Overlooking Woodland
- Bespoke Fitted Kitchen With Neff Appliances
- Triple Glazed Floor To Ceiling Windows
- Underfloor Heating With Individual Room Temperature Control
- Two Further First Floor Bedrooms With Potential Ground Floor Bedroom/ Study
- Imprinted Concrete Driveway For Multiple Vehicles
- EPC - B

Entrance
Via composite front door with glazed panel and floor to ceiling triple glazed side panel into the entrance hall.

Entrance Hall
Emulsioned ceiling with pendant light, papered and emulsioned walls, porcelain tiled flooring with under floor heating and door leading to the downstairs w.c.

Downstairs WC
1m x 2.14m (3' 3" x 7' 0") Emulsioned ceiling with pendant light, papered and emulsioned walls, porcelain tiled flooring. Two piece suite in white comprising low level w.c. and wall mounted wash hand basin with chrome hot and cold mixer tap.

Open Plan Kitchen/Dining Room/Family Room
7.09m x 9.03m (23' 3" x 29' 8") Emulsioned ceiling with pendant light fittings, papered and emulsioned walls, ceramic tiled flooring, triple glazed panels to one wall and triple glazed floor to ceiling panels with glazed door leading to the rear garden. A range of white gloss wall and base units with red glass splash back and black quartz work tops housing an inset one and half stainless steel sink with mixer tap and black glass Neff four ring gas hob with overhead extractor hood and Neff electric oven below. Integrated fridge and dishwasher. A continuation of the porcelain tiled flooring, breakfast bar with black quartz work top and pendant overhead light. Doors leading into the utility and study. Open plan staircase with floor to ceiling glass panels leading to the first floor. Underfloor heating.

Utility Room
Emulsioned ceiling, papered and emulsioned walls, porcelain tiled flooring, triple glazed dark wood timber framed door leading to the side garden, control panel for the under floor heating. Space for multiple appliances and wall mounted gas boiler and floor mounted hot water tank.

Study
2.16m x 3.33m (7' 1" x 10' 11") Emulsioned ceiling with pendant light fitting, papered and emulsioned walls, continuation of the porcelain tiled flooring, floor to ceiling triple glazed panel to the front with in built curtain pole and curtains. Triple glazed door leading to the side of the property.

Landing
Vaulted ceiling, papered and emulsioned walls, fitted carpet and doors leading off.

Bedroom 1
4.46m x 4.48m (14' 8" x 14' 8") Vaulted emulsioned ceiling with pendant light, papered and emulsioned walls, fitted carpet, air-conditioning unit, floor to ceiling triple glazed panel with door opening onto a composite balcony with glass balustrade overlooking the woodland to the rear. Door leading into the dressing room.

Dressing Room
2.16m x 4.48m (7' 1" x 14' 8") Vaulted and emulsioned ceiling, papered and emulsioned walls with wall light, porcelain tiled flooring, under floor heating, floor to ceiling triple glazed glass panels and space for clothes storage. Door leading to the en suite.

En-Suite
Sloped vaulted ceiling with built in hardwood timber framed triple glazed velux window, papered and emulsioned walls, heated chrome towel rail, porcelain floor tiles with under floor heating. Four piece suite in white comprising low level w.c. wall mounted wash hand basin with chrome hot and cold mixer tap, built in centre fill bath tub with hot and cold mixer tap and shower attachment and shower cubicle with porcelain tiles and white shower tray and wall mounted chrome mains fed shower.

Bedroom 2
3.31m x 4.48m (10' 10" x 14' 8") Vaulted sloped ceiling, papered and emulsioned walls with wall light, fitted carpet, floor to ceiling triple glazed side panel with door opening and views to the front over the valley.

Family Bathroom
2.17m x 3.27m (7' 1" x 10' 9") Sloped emulsioned ceiling with timber framed velux window, papered and emulsioned walls and porcelain tiled flooring, Three piece suite in white comprising low level w.c. wall mounted wash hand basin with chrome hot and cold mixer tap and shower with porcelain tiles, white shower tray and chrome mains fed shower.

Bedroom 3
3.31m x 4.49m (10' 10" x 14' 9") Sloped and vaulted emulsioned ceiling, papered and emulsioned walls with wall lights, fitted carpet and floor to ceiling triple glazed panel with window opener to the front of the property.



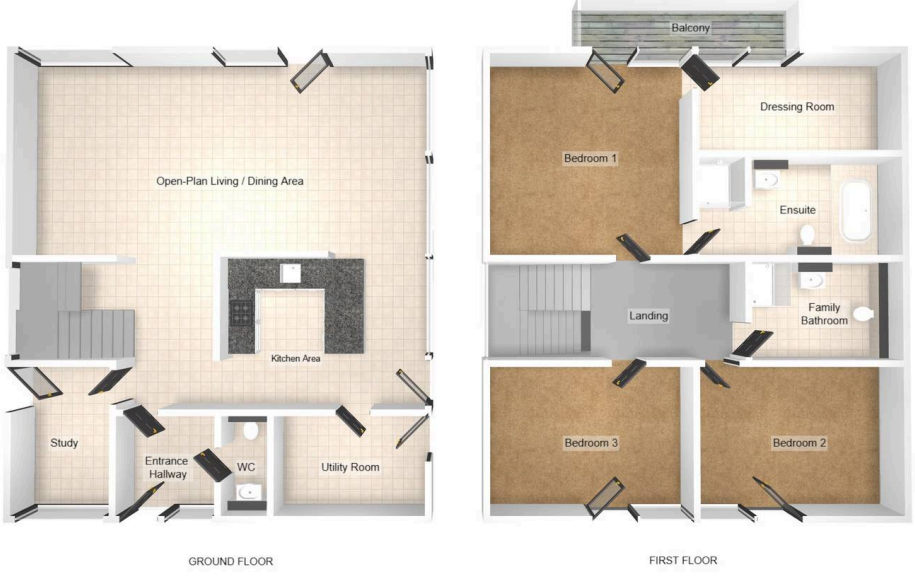






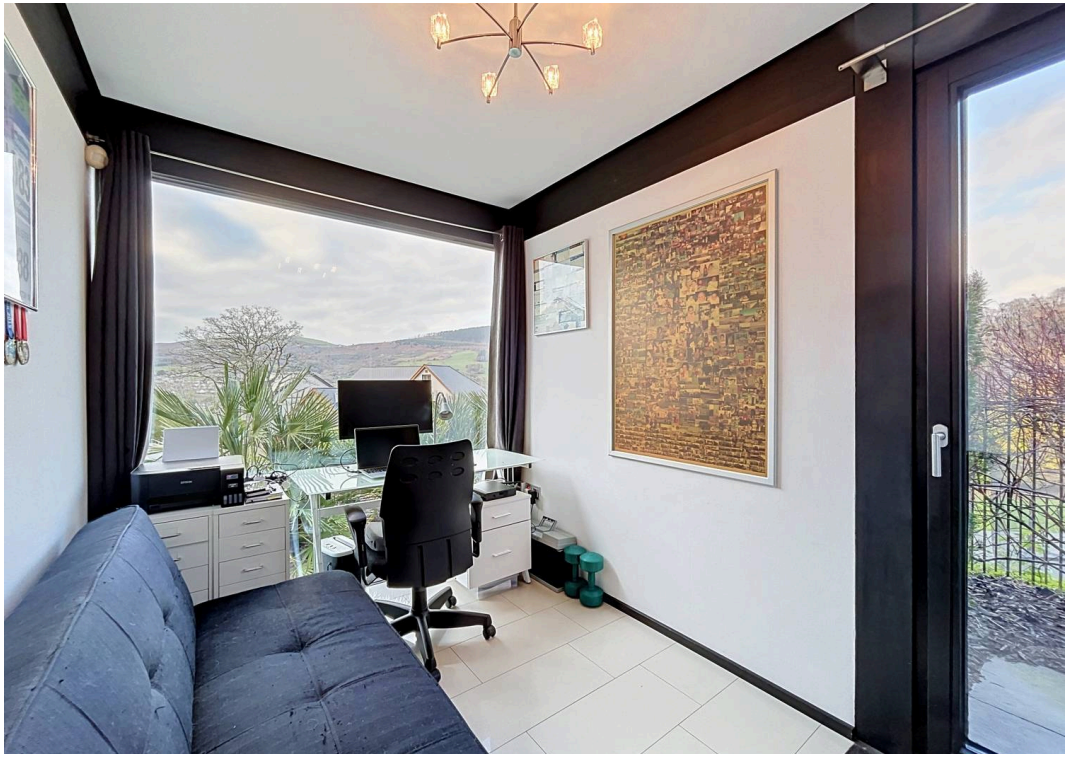






GROUND FLOOR

FIRST FLOOR



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01639891268 • porttalbot@pjchomes.co.uk • pjchomes.co.uk/

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