



Bluebell House, Forest Lodge Lane
Port Talbot, SA13 2RX

Watts
& Morgan



Bluebell House Forest Lodge Lane

Cwmavon, Port Talbot SA13 2RX

£850,000 Freehold

7 Bedrooms | 4 Bathrooms | 4 Reception Rooms

We are delighted to present to the market this spectacular individual built seven bedroom detached property. Located in an executive development in Cwmavon backing onto woodland behind. Set in an elevated prime position offering front facing views towards the Afan Valley nestled in a small development of imposing self-build houses. This contemporary smart home offers wonderful open plan living and is fitted with a range of high specification features. The property has been fitted with a full alarm and CCTV system, underfloor heating to the ground floor, low energy lighting throughout, censored lighting, sprinkler system and a multi fuel burner integrated to the heating system. The property is connected to a Locks on phone system to control at ease all lighting, electrics, heating, CCTV and also the garage door.

The accommodation briefly comprises of entrance hall, lounge, dining room, kitchen/family room, WC, utility, sitting room. First floor galleried landing, main double bedroom with sitting room, en-suite 'Jack & Jill' bathroom with five further double bedrooms with a further en-suite 'Jack & Jill' bathroom and a separate family bathroom with jacuzzi bath. Second floor landing superb sized bedroom or versatile games room and further bathroom. Externally enjoying private block paved driveway for parking for multiple vehicles, double garage with electric door, front and rear landscaped gardens with bespoke log store and large storage shed. EPC Rating "B"

Directions

* Port Talbot - 5.0 Miles * Swansea - 12.1 Miles * Bridgend Town Centre - 15.5 Miles * Cardiff City Centre - 34.0 Miles

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Summary of Accommodation

GROUND FLOOR

Entered via a composite door into a vaulted ceiling hallway with pendant ceiling light, windows to the front aspect and porcelain tiled flooring. Carpeted staircase leading to the first floor and large storage cupboard. The downstairs benefits from under-floor heating throughout and controls are accessed via the storage cupboard. There is a wonderful bespoke built in seating area offering led lighting.

Opening into the main living room (6.94m x 4.28m) which is a superb size reception room offering views to the front aspect over the Afan Valley and beyond presenting continuation of the porcelain tiled flooring and central feature to the room is the multi-fuel wood burner set on a slate hearth with an oak mantle.

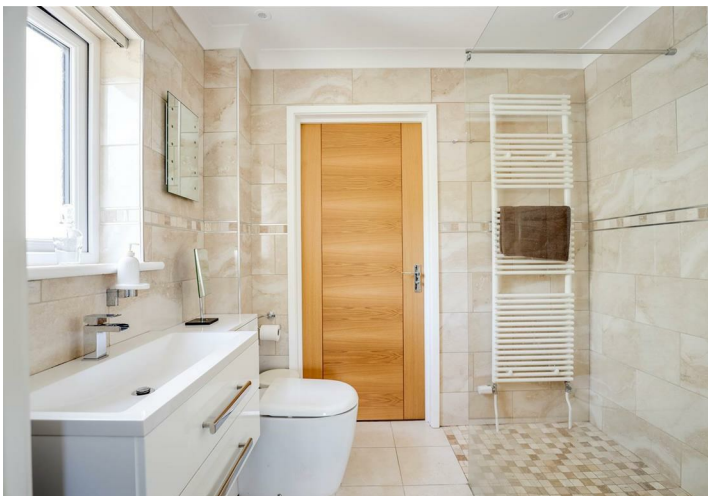
The dining room (5.38m x 3.69m) is a further generous size reception room with continuation of the porcelain tiled flooring and windows to the front aspect. The downstairs WC has been fitted with a 2-piece suite comprising of a WC and wall mounted wash-hand basin.

To the rear is the open plan kitchen/family room (8.14m x 4.40) this light and spacious room offers aluminium bi-folding doors opening out to the rear garden, continuation of the porcelain tiled flooring and windows to the side and rear aspects. The kitchen offers a range of contemporary high gloss wall and base units with granite work surfaces over a central island featuring granite work surfaces over and space for high stools. Integral appliances to remain include integral fridge, microwave, rangemaster oven with double oven, grill and extractor hood, dishwasher and wine cooler. Benefiting from recessed spotlighting throughout and bespoke under-cupboard LED lighting.

The utility has been fitted with continuation of the wall and base units and complementary work surfaces over with ample storage and one cupboard houses the gas boiler. There is plumbing and space provided for multiple appliances and a freestanding American style fridge freezer with tiled flooring, spotlighting and windows to the rear.

The sitting room (3.77m x 4.48m) is a great addition offering continuation of the porcelain tiled flooring and windows to the rear with spotlighting and ample space for freestanding furniture.

A doorway provides access out to the double garage (5.58m x 4.48m) with full power supply and electric controlled door.



FIRST FLOOR

The first floor galleried landing offers two sets of large built-in storage cupboards with censored lighting. Off the first floor landing is a carpeted staircase leading to the second floor.

To the front of the property is the master suite (5.37m x 4.41m) with karndeian flooring, windows overlooking the front with superb views over the Afan Valley. A doorway provides access out onto a sitting area with windows to the front and over looking the landing with ample space for furniture. A door provides access into a ‘Jack & Jill’ ensuite fitted with a 3-piece suite comprising of a double walk-in shower cubicle, WC and wash-hand basin with fully tiled walls and flooring and spotlighting. Bedroom two (4.39m x 4.11m) is a further good size double bedroom connecting to the ‘Jack & Jill’ ensuite offering karndeian flooring and windows to the rear.

The family bathroom is fitted with a jacuzzi bath with fitted jets and bespoke LED lighting surround, WC, wash-hand basin and double towel radiator. Also benefiting from fully tiled walls and flooring, spotlighting and windows to the rear.

Bedroom three (4.14m x 4.48m)is a further good size double bedroom with Karndeian flooring, windows to the front and door providing access into a further ‘Jack & Jill’ en-suite fitted with a 3-piece suite comprising double walk-in shower cubicle, WC and wash-hand basin. Featuring fully tiled walls and flooring and spotlighting. Connecting to bedroom four (3.54m x 4.48m) which again is a further good size bedroom with Karndeian flooring and Velux windows to the rear. Bedrooms five (5.37m x 3.69m) and bedroom six (4.39m x 4.89m) are further spacious double bedrooms both accessed off the first floor landing with Karndeian flooring and windows to front and rear.

SECOND FLOOR

The second floor leads into a superb size versatile room (9.96m x8.14m) potential for a further bedroom, master suite or games room offering karndeian flooring, bespoke windows to the front with LED lighting and window surrounding the rear and sides. A built-in storage cupboard houses the hot water tank and further controls. A further bathroom is fitted with a 3-piece suite comprising of a bath, WC and wash-hand basin. Also benefiting from fully tiled walls and flooring and Velux window to the front.

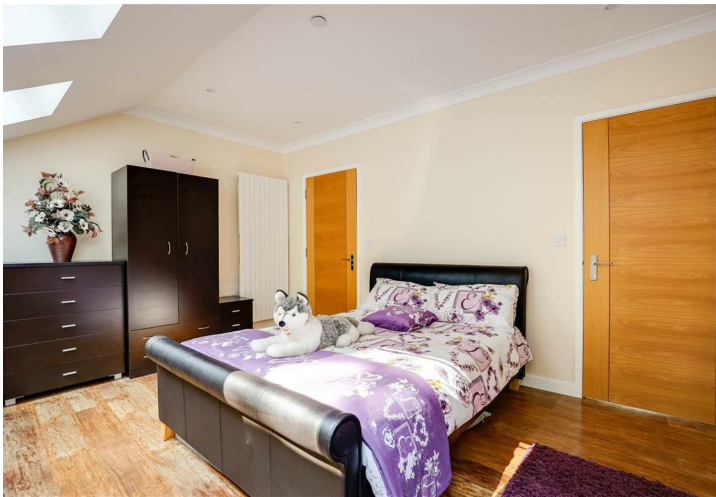
GARDENS AND GROUNDS

Bluebell house is approached off Forest Lodge Lane onto a large block paviour driveway providing off-road parking for multiple vehicles leading to a double garage with electric roller door and full power supply. The driveway has been fitted with an electric car charging point. A limestone patio area runs around the circumference of the house leading into a spacious fully enclosed rear garden laid with patio slabs and a large section laid with artificial turf. There is a bespoke built wood shed and further storage shed. Gates lead out onto both sides of the property. The rear garden benefits from a private aspect backing onto woodland behind.

ADDITIONAL INFORMATION

- All mains services connected.
- Freehold.
- EPC Rating “B”.
- Council Tax Band “H”
- Underfloor heating throughout the ground floor
- Alarm and CCTV system fitted
- Sprinkler System
- All low energy lighting



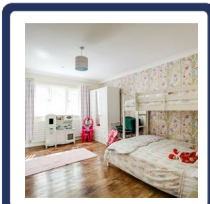


Multi fuel burner integrated with the heating system
Fully connected Locks on Phone system to control all electrics, lighting, heating, CCTV
and garage door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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