



## 7 Cae Cadno, Baglan, Port Talbot, SA12 8AN

**Asking Price £595,000**

Striking 5 bedroom detached executive family homes constructed using advanced ICF (Insulated Concrete Formwork) technology, offering exceptional strength, thermal efficiency, and modern design across three spacious floors. This impressive home combines cutting-edge energy systems with luxurious finishes, creating a truly contemporary family lifestyle.

The properties features two elegant Juliet balconies and a substantial front balcony, enhancing both natural light and outdoor living space across the upper floors. Heating is provided via an innovative hybrid system combining an air source heat pump with a gas combi boiler, working in harmony to deliver outstanding efficiency and comfort, achieving an A++ energy rating. Further sustainability is provided by a 22kW three-phase EV charging point.

## Main Dwelling

Enter through composite door into:

### Main Discription

These exceptional four and five-bedroom, three-storey detached homes, set in the desirable area of Baglan, has been thoughtfully designed to combine contemporary elegance with advanced energy-efficient living. Offering generous and versatile accommodation ideally suited to modern family life, the property is built using high-performance ICF (Insulated Concrete Form) construction, delivering superior insulation, enhanced durability, and excellent thermal efficiency, contributing to reduced energy consumption and running costs. The home further benefits from a sophisticated hybrid heating system, combining an air source heat pump with a gas combi boiler, achieving an impressive A++ energy rating. Internally, the property is finished to an exceptional standard throughout, with stylish luvanto herringbone LVT flooring to the main living areas and high-quality carpets to selected rooms, creating a refined balance of comfort, quality, and contemporary design.

### Location

Situated in Baglan, the property offers convenient access to local amenities, well-regarded schools, and excellent transport links, making it an ideal choice for families and commuters alike. The home also benefits from far-reaching views, with the side garden enjoying attractive sea views, providing a rare and desirable backdrop to this impressive setting.

### Accommodation Ground Floor

The ground floor offers a bright and modern layout, featuring a stunning kitchen with a double roof lantern, allowing natural light to flood the space. Finished with stylish herringbone LVT flooring, this level is perfect for both everyday living and entertaining.

### First & Second Floors

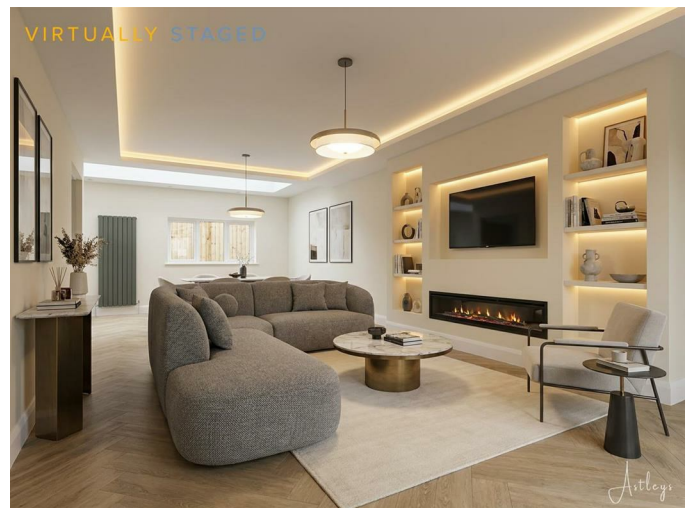
Across the upper floors, the property provides five well-proportioned bedrooms, including access to Juliet balconies and a large front balcony. The home includes two contemporary bathrooms and two additional WCs, all finished to a high standard.

## Entrance hallway 22'0 x 6'7 (6.71m x 2.01m)



With Luvanto vinyl tiles, radiator, door into garage and stairs to first floor.

### Lounge virtual



### Hallway virtual



### Living room virtual

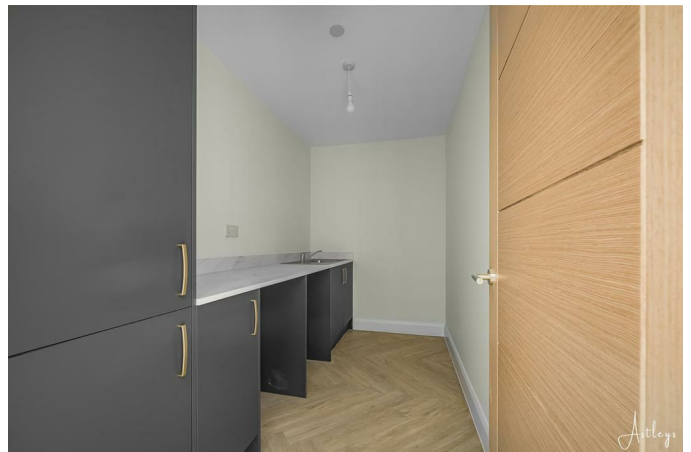


### Living room 13'7 x 10'8 (4.14m x 3.25m)



With radiator, Luvanto vinyl tiles, and double glazed window to front.

### Utility room 5'6 x 10'9 (1.68m x 3.28m)



Fitted with base and wall units in charcoal with coordinating work surfaces to include, space for washing machine, Luvanto vinyl tiles, stainless steel sink and drainer.

### Cloakroom 6'4 x 2'6 (1.93m x 0.76m)



Fitted with two piece suite to include low level wc, sink on vanity unit, radiator and luxury vinyl tiles.

### First floor landing 23'4 x 6'7 (7.11m x 2.01m)



With luxury vinyl tiles flooring, walk out balcony edges with glass panels offering some beautiful far distance sea views.

### Kitchen virtual



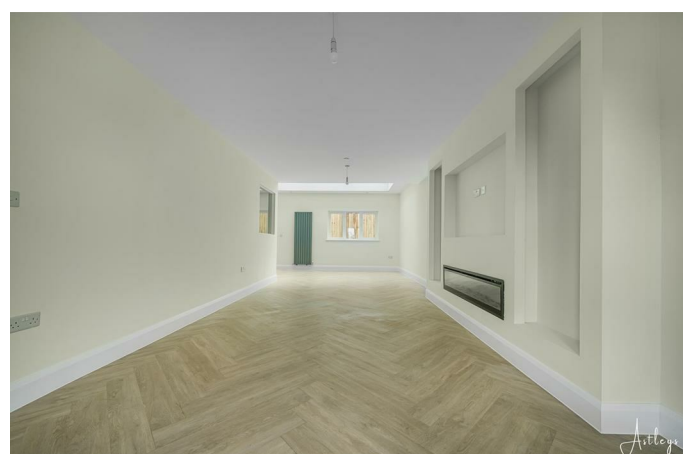
### Lounge/kitchen 30'4 x 11'3 widening to 30'3 (9.25m x 3.43m widening to 9.22m)



An exceptionally spacious lounge enhanced by a balcony, inviting an abundance of natural light throughout the space. Beautifully suited for relaxed family living, cosy movie nights, or sophisticated entertaining with luxury vinyl tiles and a media wall. A bespoke kitchen by Emma Reed Kitchens Ltd, designed and finished to an exceptional standard, forms the heart of this impressive home. Featuring elegant Linear Icon matt charcoal doors paired with Riviera carcasses and refined black edge detailing, the space is elevated with sophisticated brass trims throughout. Luxurious Minerox Quartz Calacatta Gold Light worktops complete the design, creating a striking

balance of contemporary style and timeless quality, perfectly suited to both everyday living and entertaining. The kitchen is further complemented by a full suite of premium integrated Caple appliances, thoughtfully selected to combine performance with modern convenience. These include a Caple oven, a versatile microwave/oven/air fryer combination, a sleek vented hob with integrated filter system, a frost-free fridge freezer, and an integrated dishwasher. Each appliance is seamlessly integrated into the bespoke cabinetry, ensuring a clean, cohesive finish while providing exceptional functionality for everyday living and entertaining.

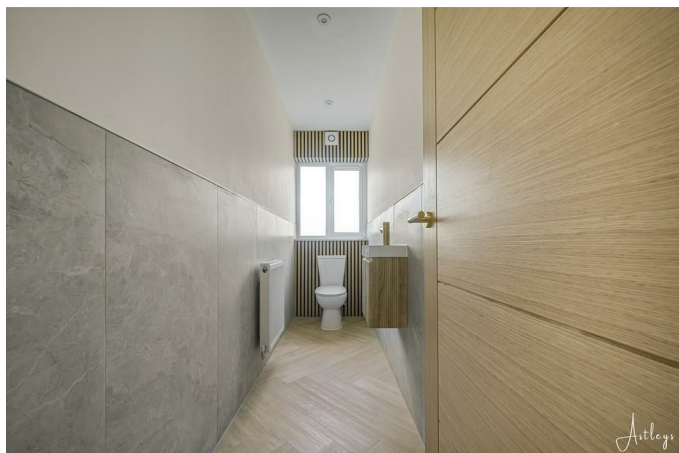
### Kitchen



### Lounge virtual



**Cloakroom 11'9 x 3'2 (3.58m x 0.97m)**



Fitted with base and wall units with part tiled walls, low level wc, sink on vanity unit, luxury vinyl tiles, radiator and window to side.

**Reception room 2 11'1 x 11'2 (3.38m x 3.40m)**



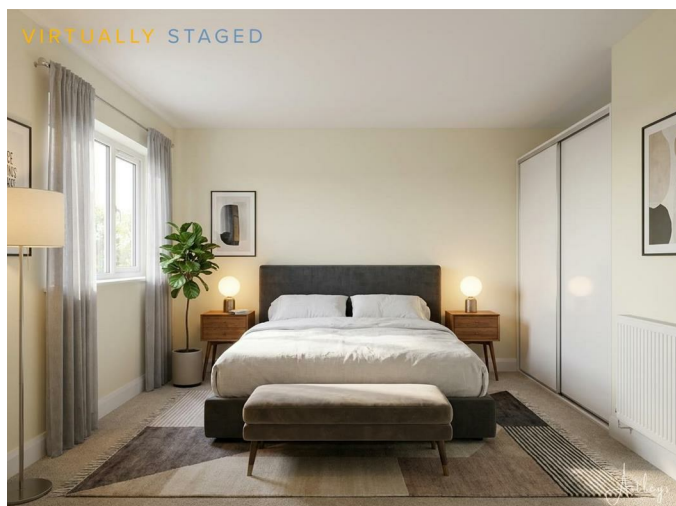
With double glazed window to front and radiator.

**Second Floor landing 15'6 x 6'7 (4.72m x 2.01m)**



With double glazed window to front and luxury vinyl tiles and window to rear.

**Bedroom two virtual**



**Bedroom two 11'3 x 10'3 (3.43m x 3.12m)**



Double bedroom with radiator and double glazed window to rear.

**Bedroom three virtual**



**Bedroom three 11'8 x 10'3 (3.56m x 3.12m)**



Double bedroom with radiator and Juliet balcony to the front.

**Bedroom four 11'3 x 9'8 (3.43m x 2.95m)**



Double bedroom with radiator and Juliet balcony to the front.

## Main bedroom virtual

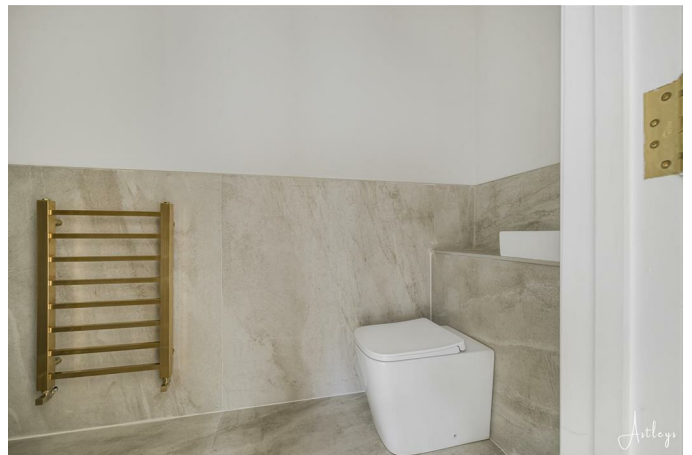


Ensuite 11'2 x 3'8 (3.40m x 1.12m)

## Bedroom one 13'9 x 13'5 (4.19m x 4.09m)



Double bedroom with vaulted ceiling, two windows to rear, radiator, spot lights and door into ensuite.



Fitted with three piece suite to include, part tiled walls, Luxury vinyl tiles, low level wc, sink on vanity unit, double glazed window to side, and enclosed shower.



three-piece suite comprising a low-level WC and a contemporary wash basin set within a bespoke vanity unit. Complemented by stylish fully tiled walls and premium tiled flooring, the space exudes sophistication throughout. A stunning free-standing bath creates a true spa-like focal point, while the wall-mounted television adds a touch of modern indulgence. A double-glazed window to the front elevation allows natural light to enhance the bright and tranquil atmosphere.



## Garden

**Bathroom 18'7 x 6'7 (5.66m x 2.01m)**



Beautifully designed and finished to an exceptional standard, this luxurious bathroom features an elegant

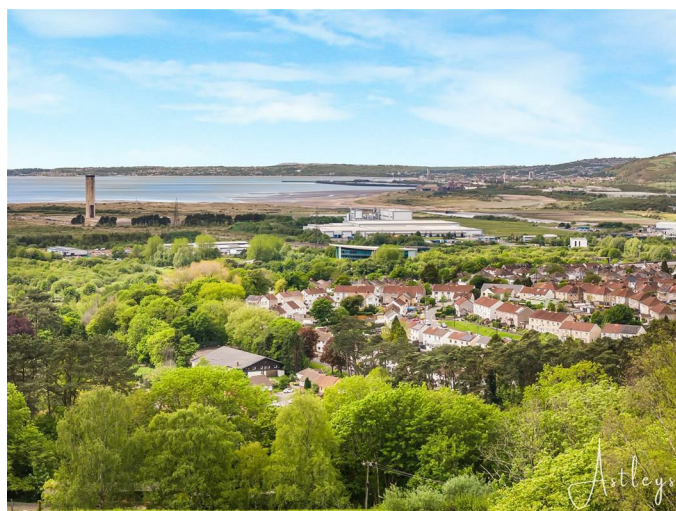


A beautifully enclosed and private rear garden, thoughtfully landscaped to create an elegant outdoor retreat. Featuring sophisticated porcelain-tiled patio areas seamlessly blending into a well-kept lawn, the space offers a perfect balance of modern style and natural greenery. Enhanced by ambient outdoor

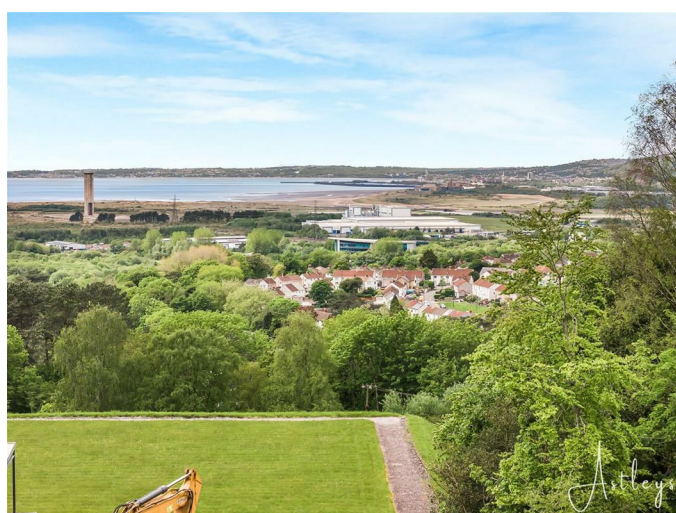
lighting, the garden is ideal for evening relaxation or entertaining. Further benefitting from convenient stepped side access, this impressive outdoor setting combines practicality with refined contemporary living.



### Drone Image



### Views



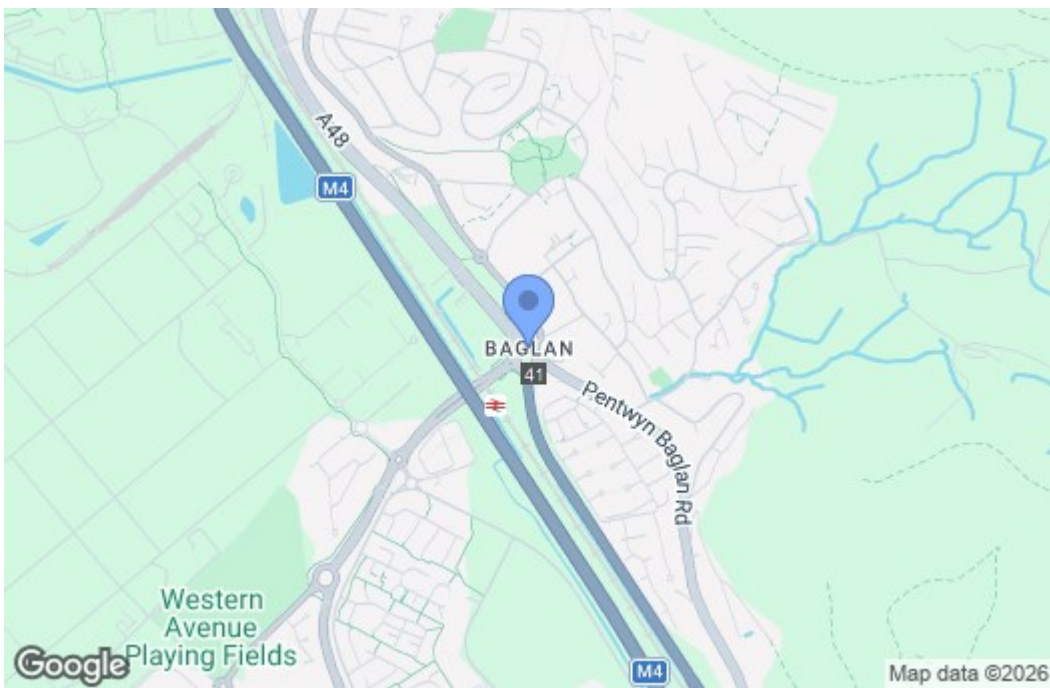
### Agents notes

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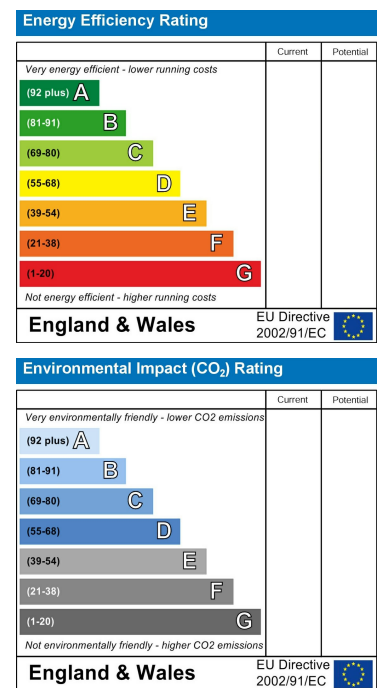


## Floor Plan

## Area Map



## Energy Efficiency Graph



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