

John. Francis

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The Property
Ombudsman



NEW
INSTRUCTION



Pen-Clun, Heol Rhyddwen, Craig Cefn Parc SA6 5RS

Offers in the region of £625,000

Detached 5 Bed Property With Garden Annexe
Set In Approx 2 Acres. Beautiful Semi-Rural Location
Ample Parking, Double Garage, Several Outbuildings
Convenient For Morryston Hospital & M4 Motorway
Panoramic Views Of Surrounding Countryside

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ZJ/RO/78198/180920

DESCRIPTION

Ac iddo oddeutu dwy erw o dir, mae'r cartref teuluol hwn, sydd wedi'i gyflwyno'n hyfryd, yn mwynhau golygfeydd syfrdanol o'r wlad o'i amgylch, ac fe saif ym mhentref poblogaidd Craig-Cefn-Parc, sydd o fewn 2 filltir i Ysbyty Treforys a thraffordd yr M4.

Nestled within a plot of roughly 2 acres, this beautifully presented detached family home enjoys breathtaking views of the surrounding countryside and is situated in the ever-popular village of Craig-Cefn-Parc, which is within 2 miles of Morriston Hospital and the M4 motorway.

The property itself boasts a huge living space, having been converted originally from a school, and split into a main dwelling with separate annexe. Due to the space and versatility that the property offers, this could be absolutely ideal for large or extended families. The property is accessed via a private gated driveway from the road which offers heaps of parking for several vehicles. There's a spacious double garage as well as a number of outbuildings, one of which is a spacious Garden Annexe with a shower room, kitchen and living area. Subject to planning approval, this would make an ideal holiday let providing additional income. The private mature grounds have a wealth of mature trees, fruit trees, shrubs, bushes, vegetable plot and greenhouse, as well as a field edged with mature trees. EPC: E46

ENTRANCE HALL

13'6 x 10'4 (4.11m x 3.15m)
Entered via hardwood door to front, stained glass window to front, double glazed window to side, limestone tiled flooring, coved ceiling, radiator, door to:

CLOAKROOM

Double glazed window to side, tiled flooring, radiator.

INNER HALLWAY

Solid wood staircase to first floor, inset lighting, door to walk in airing cupboard, radiator, door to:

SITTING ROOM

15'2 x 8'7 (4.62m x 2.62m)
Double glazed window to side, TV point, coved ceiling, radiator.

LIVING ROOM

15'2 x 13'3 (4.62m x 4.04m)
Two double glazed windows, coved ceiling, 2 radiators.

STUDY

11'9 x 9'1 (3.58m x 2.77m)
Double glazed window to rear, radiator.

GUEST BEDROOM

11'5 x 9'1 (3.48m x 2.77m)
Double glazed window to rear, coved ceiling, radiator.

FAMILY BATHROOM

Double glazed window to front, panelled bath, tiled and glazed shower enclosure with power shower, low level

WC, pedestal wash hand basin, stainless steel towel heater, extractor fan, inset lights, tiled walls and flooring with underfloor heating.

KITCHEN/BREAKFAST ROOM

17'9 x 8'3 (5.41m x 2.51m)
Double glazed window and door to front, range of bespoke solid maple wall and base units with Llangollen slate worktops over, Belfast sink unit with mixer tap, space for cooker, fridge/freezer and dishwasher, coved ceiling, spotlights, hand-painted fired earth tiled splash back, attractive tiled flooring, double doors to:

LOUNGE/DINING ROOM

21'7 x 16'4 (widest points) (6.58m x 4.98m (widest points))
Two double glazed windows, open fireplace with slate hearth and wood surround, coved ceiling, inset lights, Junckers solid oak flooring, 2 radiators.

PORCH

Double glazed window and door to side, tiled flooring.

FIRST FLOOR LANDING

Two Velux windows, under eaves storage, loft hatch, wood flooring, door to:

BEDROOM 1

19'4 x 9'6 (5.89m x 2.90m)
Double glazed tilt and turn door with potential for steps leading to the balcony, Velux window to ceiling, 2 spacious fitted wardrobes, under eaves storage, wash hand basin, radiator.

BEDROOM 2

13'9 x 12'8 (4.19m x 3.86m)
2 Double glazed windows to front, wash hand basin, coved ceiling, wood flooring, radiator.

BEDROOM 3

15'3 x 11'7 (4.65m x 3.53m)
Two Velux windows, wood flooring, wash hand basin, radiator.

BEDROOM 4

17'3 x 8'4 (widest points) (5.26m x 2.54m (widest points))
Velux window and double glazed window to side, spacious fitted wardrobes, wash hand basin, wood flooring, radiator.

BATHROOM

Double glazed window to front, panelled bath with overhead power shower unit, low level WC, wash hand basin, extractor fan, stainless steel towel heater, inset lights, wood flooring, radiator.

EXTERNALLY

The property sits on a plot of roughly 2 acres with great size wrap-around gardens, having well maintained lawned areas. There are also several patio and landscaped areas, all of which are edged with a wealth of mature trees, flower borders, fruit trees, shrubs and bushes, vegetable plot, **GREENHOUSE, WOOD SHED, POTTING SHED and gives access to the boiler room, with an Oil Worcester Bosch boiler.**

GARDEN ANNEXE

22'7 x 15'9 plus Mezzanine (6.88m x 4.80m plus Mezzanine)
This building could be used for a variety of uses and offers excellent potential as a holiday let or separate dwelling (STP). Enter via hardwood door, double doors to storage cupboard, slate flooring, door to:

OPEN PLAN LIVING AREA

Double glazed window to rear, 2 double glazed French doors to side, kitchen area with wall and base units with worktops over, stainless steel sink and drainer unit, integrated electric oven with 4 ring Neff gas hob and extractor hood, integrated fridge, slate flooring, feature woodburner set on slate hearth, exposed ceiling beams, ladder leading up to mezzanine, door to:

SHOWER ROOM

Double glazed window to front, open shower with shower, low level WC, wash hand basin, extractor fan, inset lights, part tiled walls, slate flooring.

DOUBLE GARAGE & PARKING

A smaller lane off the main road leads up to the gated driveway, which comes around the side of the property and has parking for a number of vehicles. The drive leads to the detached garage which has 2 up and over doors and ample storage space.

UTILITY ROOM

Accessed from the garden. Two single glazed windows to side, single glazed entrance door, Belfast sink, space and plumbing for washing machine and tumble dryer, radiator.

SERVICES

We are advised that mains water and electricity are connected to the property with oil fired central heating system and septic tank within the grounds.

VIEWING

By appointment with the selling Agents on 01792 864900 or e-mail pontardawe@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

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TENURE

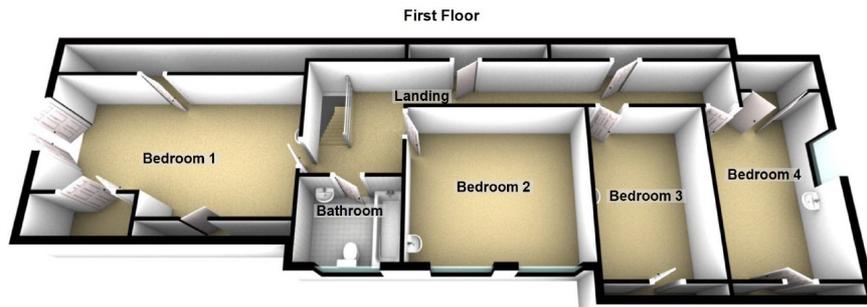
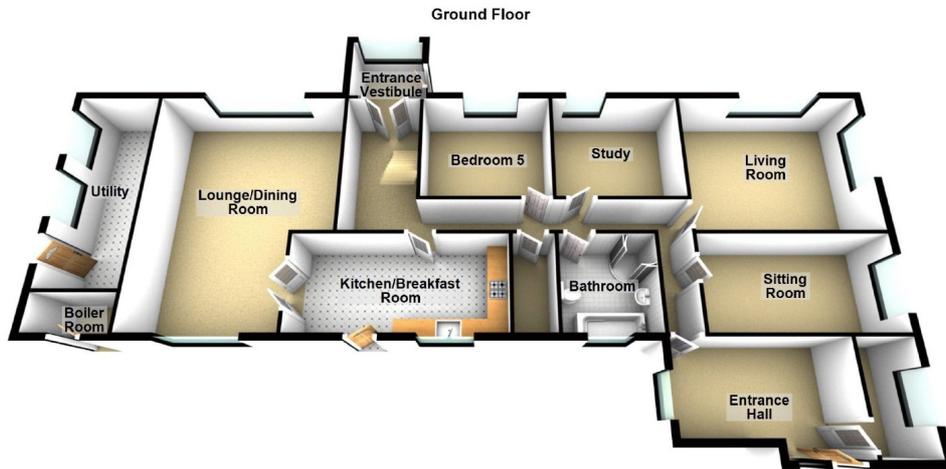
We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

Please contact office for directions.

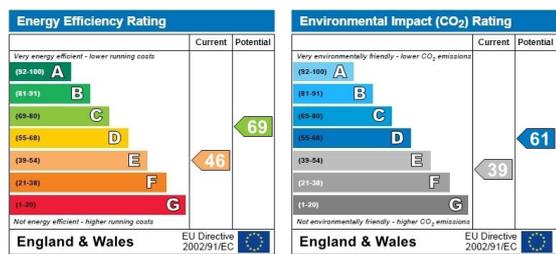


Please Note - This plan is for illustrative purposes only and is NOT to scale.
Plan produced using PlanUp.

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