



Heol Y Graig, £410,000

- Sizable Driveway & Garage
- Multi-Generational With Spacious Outbuilding / Garden Office
- Nestled Into the Forestry of Cwmgrach
- Beautifully Presented, Extended Family Home
- Wrapping Thematic Gardens
- EPC Rating: D
- Council Tax Band D



3 2 2



About the property

Deceptively spacious, residing on a sizable, multi-cultured plot and nestled away in the forestry beside Cwmgrach, this beautifully presented forever home is now available for sale! Boasting excellent links to renowned local schools including Blaengrach Primary, Llangatwg Comprehensive (soon-to-be Super School) and Neath College! Fantastic for commuters looking to come home to the country life, with fantastic access onto the A465 leading to the M4 corridor and the A470!

The home is approached by a gated fore-court laid with beds of mature shrubbery, widely opening into the wrapping rear garden. This comprises of trellis fenced flower gardens, multiple glass houses, extensive lawns, wild flowers and a looping driveway. Atop the plot resides a detached garage and 'Log cabin' with potential for conversion to Airbnb and external annex, currently used as a work space. The home is fitted with an external Worcester Bosch boiler and a LA Spa Jacuzzi will be included with the sale!

Internally, the property comprises of an entrance porch, flowing into the fitted kitchen. An inner hallway then leads into the ground floor bedroom, family bathroom and both sitting rooms each having multiple windows and installed fuel burners. A study space houses a flight of stairs leading to the first floor bedrooms with a shower unit and en-suite bathroom.

Internal viewings are highly recommended to truly appreciate this gorgeous home!

Accommodation

Entrance Porch

Kitchen

13' 9" x 11' 9" (4.19m x 3.58m)

Inner Hall

Study

10' 7" x 9' 5" (3.23m x 2.87m)

Sitting Room



18' 9" x 10' 6" (5.71m x 3.20m)

Living Room

17' 9" x 11' 6" (5.41m x 3.51m)

Bedroom One

17' 1" x 10' 6" (5.21m x 3.20m)

Bathroom

Bedroom Two

14' 5" x 10' 3" Max (4.39m x 3.12m Max)

Bedroom Three

10' 5" x 9' 7" Max (3.17m x 2.92m Max)

Wrapping Gardens

Garage + Outbuilding

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 150.3 m² (1,618 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.