



Glannant Place, offers over £265,000

- Modern Fitted Kitchen With Quartz Worktops
- Utility Room & Downstairs W.C.
- Open Plan Living
- Semi-Rural Location With Beautiful Mountain Views
- EPC Rating: C
- Tax Band D



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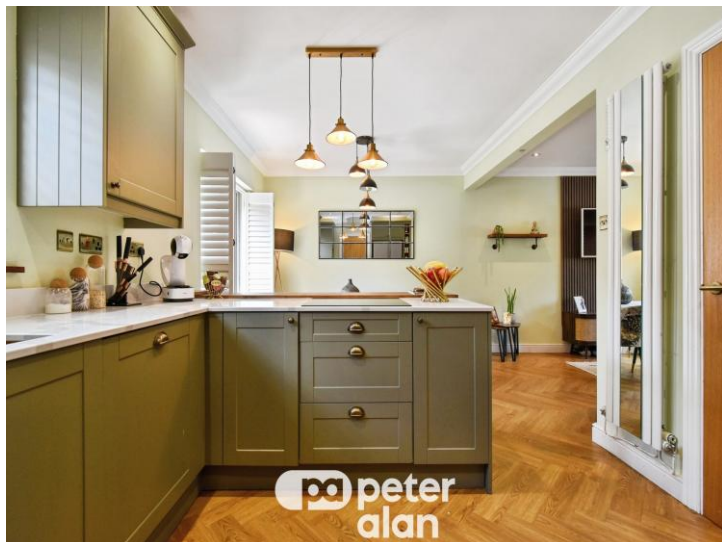
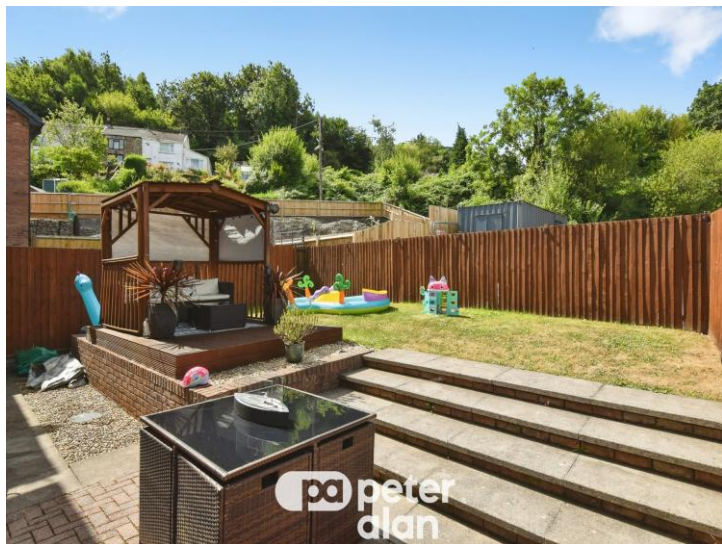
About the property

This beautifully presented four-bedroom detached family home is now for sale in the semi-rural village of Cwmgwrach. Boasting beautiful scenic views over the mountains to the front and forestry to the rear. Convenient for attendance to Blaengwrach Primary School and access to the M4 corridor / A470 via the A465! Excellent for those looking to reconnect with Nature, with excellent links to the Brecon Beacons National Park and Aberavon Seafront.

The home is approached via a double driveway with a lawned front garden and integral garage. The accommodation is entered via a welcoming entrance hallway, with stairs leading to the first floor and access through to the main living space.

The heart of the home is the impressive open-plan living area, seamlessly combining the lounge, dining area and kitchen to create a fantastic space for both everyday family life and entertaining with french doors open directly onto the rear garden. The contemporary kitchen is fitted with a of quality units, complemented by quartz worktops, a central island and a selection of integrated appliances, Leading from the kitchen is a useful utility room and a convenient downstairs WC.

To the first floor offers four well-proportioned bedrooms and family bathroom. The master bedroom benefits from its own en-suite, while bedrooms one & two are further enhanced by fitted wardrobes.



Entrance Hallway

Living Room

Kitchen/Diner

Utility Room

Downstairs W.C.

Garage

Bedroom One

Ensuite

Bedroom Two

Bedroom Three

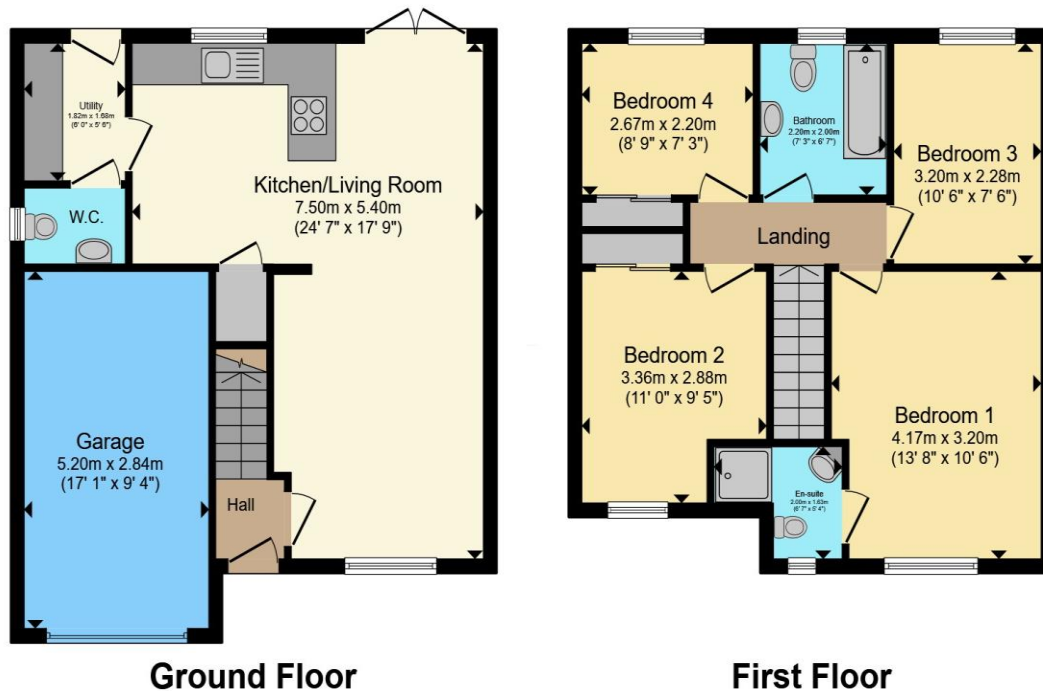
Family Bathroom

Bedroom Four

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 107.4 m² (1,156 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.