



Golwg Yr Afon, Cwmbach

For Sale

Asking Price £315,000



**MODERN DETACHED BUNGALOW
HIGHLY DESIRABLE LOCATION
OFF-ROAD PARKING FOR MULTIPLE VEHICLES**



2



2



1



Property Description

Stunning Detached 2-Bedroom Bungalow in the Sought-After Area of Golwg Yr Afon, Cwmbach

Nestled in the highly desirable area of Golwg Yr Afon, which translates to "View of the River," this beautiful detached bungalow offers not only spacious living spaces but also lovely views of the tranquil river setting. The location is tucked away within a lovely estate, offering an abundance of privacy and peace. As you approach the property, a large driveway provides ample parking space for multiple vehicles, a real bonus for family or guests. The front garden is beautifully landscaped, featuring artificial grass and a patio area, making it the perfect spot to enjoy the serenity and views of the river.

Inside, the property boasts spacious accommodation throughout. The master bedroom is truly exceptional, offering an expansive space with built-in mirrored wardrobes and a luxurious en-suite bathroom. The en-suite is complete with light grey marble effect porcelain tiles and bathtub. The second bedroom is also a generous double, with built-in wardrobes providing plenty of storage space. The family bathroom is a standout feature, finished to an impeccable standard with sleek grey marble effect porcelain tiling, sunken shelves with LED lighting, and a stylish walk-in shower. The kitchen is a dream for any home cook, with cream cabinetry, high-spec built-in appliances including a double oven, microwave, and coffee machine—perfect for any coffee lover. The lounge/diner is the perfect space for relaxing or entertaining, with a bay window and floor-to-ceiling side window, flooding the room with natural light. The modern wooden flooring and built-in fireplace create a cosy and welcoming atmosphere.

Double doors lead from the kitchen to the well-maintained garden, which features artificial grass, a patio area, and an abundance of planted plants. For added luxury, there is a built-in wooden gazebo complete with a hot tub, which is included in the sale of the property!—an ideal spot to unwind while taking in the surrounding beauty.

Additional features include an attic space with a pull-down ladder, perfect for extra storage or the potential to convert into another room. A garage is also included, offering additional space for storage or other uses.

This truly is a remarkable property that combines peaceful surroundings, spacious living, and high-quality finishes throughout. Viewings are highly recommended to appreciate everything this home has to offer!

FRONT GARDEN

A long driveway leads to the property, with a garage to the side. The front garden features a patio area, gravelled space, and artificial grass, all offering lovely views of the river. Outside tap. Power points.



ENTRANCE HALLWAY 5.19 x 1.29

Charming grey composite front door opens to inviting hallway. Smooth emulsion walls. Smooth emulsion ceiling with spotlights. Modern wooden flooring. One single radiator. Two double sockets. Doorways leading to bedroom 1 & 2, kitchen, living room, and master bathroom.



LIVING ROOM 5.16 x 3.72

Smooth emulsion walls with wallpapered feature wall. Smooth emulsion ceilings with spotlights. Modern wooden flooring. Bay window facing front of the property, overlooking lovely views of the river. Floor to ceiling window to side, flooding the room with natural light. Built in gas fireplace as centrepiece. One radiator. Six double sockets.



BEDROOM 2 3.94 x 3.10

Smooth emulsion walls with wallpapered feature wall. Smooth emulsion ceilings with spotlights. Wooden flooring. One radiator. Three double sockets. Window facing the front of the property. Built in mirrored wardrobes. Doorways leading to hallway.



BATHROOM 2.04 x 1.9

Grey marble effect porcelain tiled walls with glass featured backsplash. Smooth emulsion ceiling with spotlights. Grey marble effect porcelain tiled flooring with under-floor heating. Walk in shower. Sunken shelving with LED lighting. Wall mounted mirrored vanity units. Floating cabinet with round sit on hand basin. One tower radiator. Built in cabinetry. Doorway leading to hallway.

**BEDROOM 1** 3.44 x 3.07

Smooth emulsion walls. Smooth emulsion ceilings with spotlights. Wooden flooring. Built in mirrored wardrobes. One radiator. Two double sockets. Window facing the rear of the property. Door leading to en-suite.

**EN-SUITE** 2.05 x 1.88

Light grey marble effect porcelain tiled walls with feature textured wall. Smooth emulsion ceilings with spotlights. Light grey marble effect porcelain tiled flooring. One towel radiator. Bathtub. Dark grey wooden effect built in units with counter top sink and waterfall tap. Toilet. Wall mounted mirrored vanity units. Window facing the side of the property.

**KITCHEN** 5.47 x 3.57

Stylish cream cabinetry complemented by black granite effect counter tops. Intergrated fridge freezer. Intergrated double oven, microwave and high spec coffee machine. Smooth emulsion walls. Smooth emulsion ceiling with spotlights. Vinyl flooring. One tower radiator. Five double sockets. Window facing the rear of the property. French doors open to rear garden. UPVC door to side.



ATTIC 8.72 x 5.70

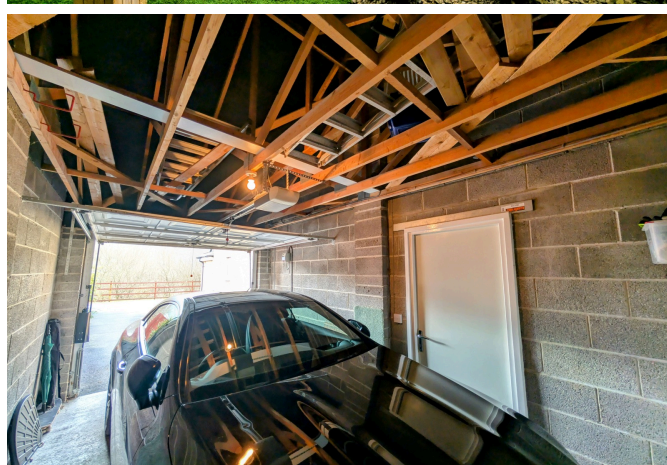
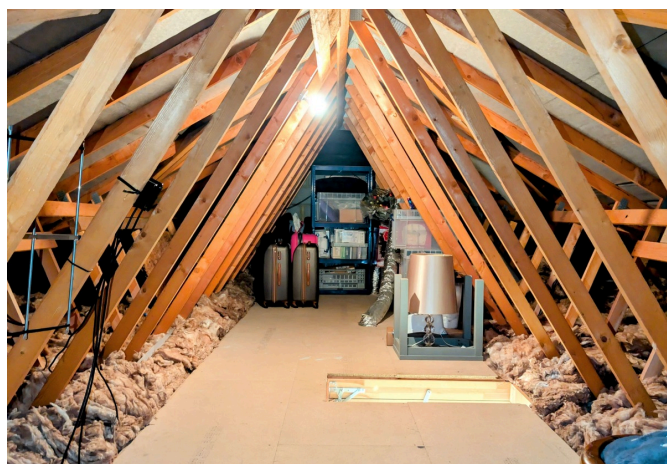
Large attic space. Built in solid wood ladder. Part boarded floors. Felt ceiling. Concrete walls. Lighting and power. Centre walkway 2.23m in height.

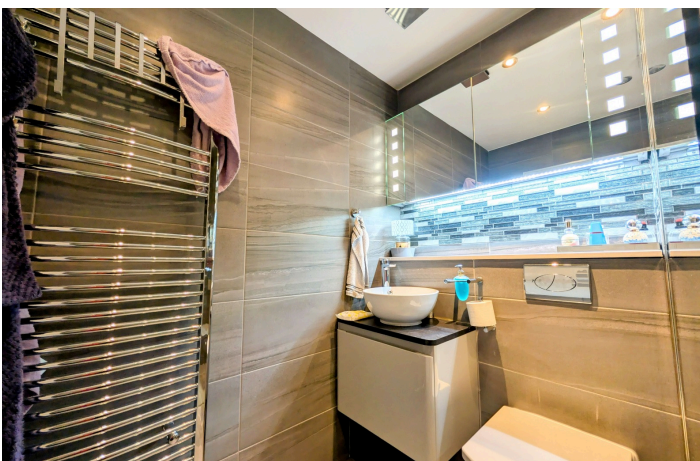
REAR GARDEN

Double French doors open from the kitchen to the rear garden, where you'll find a lovely patio area with a wooden built gazebo housing a hot tub. The garden also features artificial grass and potted plants, creating a peaceful and private space. There is side access to both sides of the property, as well as a door leading into the garage. Outside tap. power points.

GARAGE 5.54 x 2.92


Single car garage. Concrete brick walls. Exposed beam ceiling. Concrete flooring. Lighting and power. Double socket. Doorways leading to driveway and rear garden.





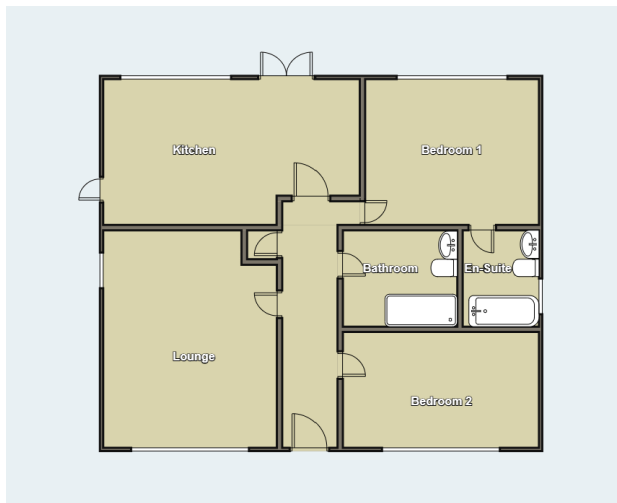


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Cwmbach, CF44

Floor Plan



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.