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23 Efail Fach

Pontrhydyfen,

Port Talbot,

Neath Port Talbot,

SA12 9TY

23 Efail Fach

Asking price **£495,000**

A beautifully appointed six bedroom executive detached family home, nestled within the quiet hamlet of Efail Fach and offering scenic rural views.

An impressive six bedroom executive detached family home

Transformed from a formally small Victorian Cottage

Nestled within the quiet hamlet of Efail Fach

Situated close to an abundance of local outdoor activity centres

Within walking distance to a local amenities and the famous Richard Burton Trail

Convenient commuter access to the A465 and M4

Ground floor recently reconfigured by the current vendors to now offer desired open plan living to the rear

Six double sized bedrooms over two storeys

Ample off road parking enclosed by wrought iron gates

Large detached outbuilding comprising of a single garage and a separate converted area





Formally a detached Victoria cottage, this now spacious executive detached family home offers substantial accommodation for a large or growing family. The property is ideally positioned for those who enjoy outdoor activities. Nestled in a scenic valley, the property is just a short stroll away from direct access to a large forestry, a disused railway line and the famous Richard Burton Trail.

The property is entered via a wood effect UPVC and glazed panel door into an entrance porch, with windows to either side, flagstone laid floor and a wooden internal glazed door leading into the large and inviting entrance hallway. The entrance hallway is a room in itself, with tiled flooring, a window to the front, doorways leading to three further ground floor rooms and features a grand oak stairs case providing access to the first floor accommodation.

The lounge is located to the front of the property of the property and offers a cosy feel featuring solid oak flooring, two windows to the front, recessed spotlights and a focal feature wood burning stove, set on a slate hearth.

The family room/playroom is also located to the front of the property. It offers a window to the front, solid wood flooring, alcove lighting, modern recessed spotlights and an internal glazed window to the rear.

The impressive open plan kitchen/dining/living space is located to the rear of the property. The space offers bi-folding doors to one end, providing access and views into the garden. A further full height window within the kitchen area floods the space with natural light. The kitchen has been fitted with a matching range of contemporary base and wall mounted units, with complimenting tiled splashback and Quartz fitted worksurfaces. There is a sunken Quartz sink unit with swan neck mixer tap, a large seven burner stove and an integrated dishwasher. Adjoining to one of the worksurface areas is a wooden high table/breakfast bar, offering a seamless transition into the dining space. The full room has a continuation of the same tiled flooring and a doorway off the kitchen leads into the generous utility room. The utility room provides space to

house a large American style fridge/freezer, with shallow fitted units to one side, a continuation of the same tiled flooring as the kitchen and doorways leading to the side driveway and cloakroom.

The cloakroom has been fitted with a white two piece suite, with an obscure glazed window to the rear. Within the cloakroom there is a fitted worksurface area with plumbing for a washing machine and a wall mounted gas combination boiler.

Heading up the solid oak staircase, the first floor galleried landing provides access to four double sized bedrooms, the family bathroom and a further fixed wooden staircase provides access to the second floor. The landing and all of the bedrooms feature solid wood boarded flooring. Bedroom one benefits from its own private walk in wardrobe area and ensuite bathroom. The ensuite bathroom has full height tiling and tiled flooring. There is an obscure window the rear and the room has been fitted with a white three piece suite comprising; panel bath with overhead shower attachment, low level WC and pedestal wash hand basin.

Bedroom two features built in wardrobe storage with sliding floor to ceiling doors. Bedrooms three and four are comfortable sized double bedrooms. The family bathroom has been recently upgraded and now features a contemporary white four piece comprising; free standing bath, low level WC, vanity wash hand basin and walk in double shower cubicle, all with matt black fixtures. There is full tiling to all wall and floor and an obscure glazed window to the rear.

To the second floor, a galleried landing gives access to the remaining two generous double sized bedrooms with a shared shower room between. There are windows in each bedroom on the pine end and each bedroom features recessed spotlights. Within bedroom six, there is built in wardrobe storage with sliding doors and a quaint office space disguised within the wardrobes. The shared shower room on the second floor offers a white fitted three piece suite comprising; corner shower cubicle, low level WC and pedestal wash hand basin. There is full tiling to

walls and flooring and a velux roof window provides natural light and ventilation.

Outside to the front of the property, the boundary is enclosed by a tall rendered wall with wrought iron double gates providing access to the driveway and a matching pedestrian side gate giving access from the pavement. The large gravelled driveway has recently been resurfaced and provides ample off road parking for several cars with a convenient turning point at the front of the property. The remaining area to the front is mainly laid to lawn, with mature and established trees providing an abundance of privacy.

To the rear of the property is a generous sized enclosed garden, segregated into two areas. The first is a large level lawned area, with a raised decked patio. Beyond the level lawned space is the remaining sloped embankment, offering a vast array of mature shrubs with a winding pathway leading to tiered sections.

The added bonus within the garden is a large detached outbuilding, consisting of a single garage with tradition up and over garage door and an adjoining two story studio space, with built in bar and a fixed staircase leading to the first floor office area. The entire unit features UPVC double glazed windows and door, power supply and lighting.





Directions

SATNAV USERS: SA12 9TY

Tenure

Freehold

Services

All mains services
Council Tax Band D
EPC Rating C

Viewing strictly by
appointment through
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English | [Contact](#)

Energy performance certificate (EPC)

EPC Rating C	EPC Ref: 28/10/2022/1007
Property type Detached house	Total floor area 236 square metres

Rules on letting this property

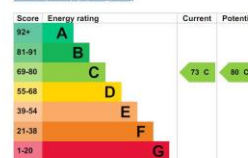
Properties can be let if they have an energy rating from A to E.

[View our leaflet on the rules for letting properties with an energy rating from A to E.](#)

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

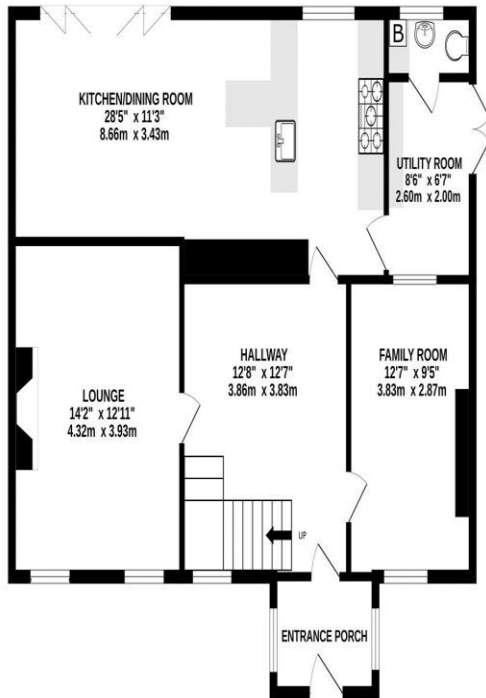
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hrt Est. 1926 **RICS**

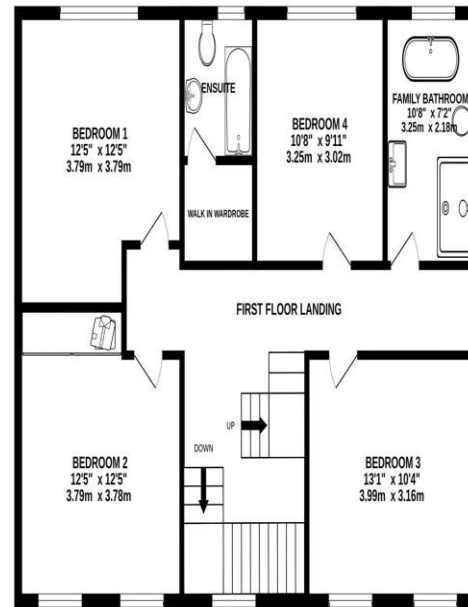
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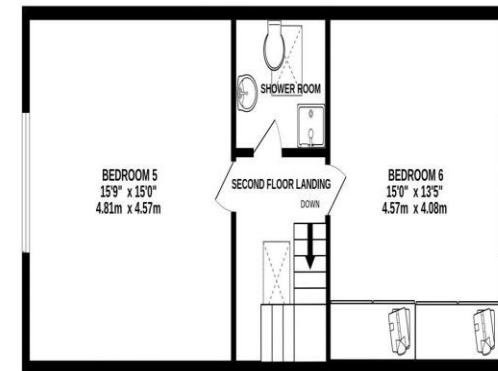
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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