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Woodberry

Cwrt Y Bettws

Llandarcy

Neath

SA10 6JX

# Woodberry Cwrt Y Bettws

Asking price **£825,000**

A truly magnificent five double bedroom executive detached family home, with an adjoining one bedroom self-contained annex, located on the periphery of Llandarcy with secluded woodland views to the rear.

A modern self build executive detached property, designed by the current vendors

Accommodation over three storey's and totalling over 3800 sq ft

Situated on the periphery of Llandarcy, with scenic rural woodland views to the rear

The finest of fixtures installed to include; granite kitchen worksurfaces, solid oak doors and staircases

Two reception rooms plus an expansive open plan kitchen/diner to the rear within the main house

Master bedroom with private full ensuite and walk in wardrobe

An adjoining two storey, one bedroom self contained annex

Ample driveway off road parking with detached double garage and separate summer house

Immaculately landscaped side and rear gardens with separate established orchard area





Welcome to Woodberry, a truly magnificent five/six double bedroom detached modern property. Designed by the current vendors, Woodberry is under ten years old and would make an ideal home for a large or extended family. Careful planning and thought has gone into the design of this house, not only with its position to be able to fully appreciate the rural woodland views beyond the rear garden, but also internally too. At present, the self contained one bedroom annex allows for our vendors to run a self employed business, independent from their main living areas.

The two story annex features internal locking doors giving direct access into the main residence, thus allowing to the annex accommodation to be utilised inclusively. The location of Woodberry makes it an ideal base for those needing convenient commuter access. The property is less than a two minute drive to Junction 43 of the M4, but you would never guess this given how quiet the surrounding area is. The property sits proudly between two neighbouring properties, accessed via a shared private road. Land to the front and rear of the property is development protected, giving potential buyers peace of mind that the area will remain private.

Upon entering the property, you are greeted by a light and inviting hallway, with sandstone tiled flooring. The hallway has three solid oak doorways leading off to the lounge, sitting room and kitchen/diner. There is a solid oak staircase providing access to the first floor accommodation and a useful open understairs storage area.

The lounge is to the left of the hallway. The room is flooded with natural light from four individual windows (two sash style windows to the front and two windows to the side). The flooring has been laid to a wood effect laminate and benefits from ornate coving and recessed spotlights.

The sitting room is to the right hand side of the hallway. It is symmetrical in shape, style and size to the lounge, including the position of the windows. This room further benefits from a reinforced weight bearing floor, allowing for a stone built fireplace to be added if required or would make an ideal home gym space. Designed to truly capture the desired open plan living/dining/kitchen space, the heart of the home to the rear makes an ideal area for a large family gathering. Offering enough room to position a large banqueting table, the dining area benefits from a set of modern sliding patio doors to the rear, providing access and views into the garden. There is a continuation of the same sandstone floor tiling as the hallway, which flows into the kitchen area.

The kitchen has been fitted with bespoke solid oak units and a custom granite work surface over. The focal feature of the whole room is the impressive sized central island. Within the fitted kitchen integrated features include; dishwasher, eye level electric oven, microwave, recycling storage unit and a five burner gas hob. There is a traditional ceramic Belfast sink unit positioned below a wide window to enjoy the rear view and there is space within the kitchen for an American style fridge/freezer.

Two further solid oak doorways lead off the kitchen/diner, one to a storage room/home office and the other leads through into a rear hallway. Within the rear hallway, fitted base and wall mounted units have been installed offering an abundance of additional storage, along with a sunken steel sink unit/dog bath. To one side off the hallway is a cloakroom fitted with a two piece suite to include a Victorian style toilet with elevated cistern.

The cloakroom and utility area have windows to the side and a pedestrian door providing convenient access out onto the driveway. There is a continuation of the same tiled flooring as the kitchen/diner with two remaining solid oak doorways leading into the boiler room and the ground floor of the two story annex.

The ground floor annex room is a large reception area laid to hard wearing LVT flooring. It has been fitted with a range of base and wall mounted kitchen units along one wall and has a set of modern sliding patio doors to one side.

A fixed staircase provides access to the second floor and a doorway within the room leads into the ground floor shower room.

To the first floor, the landing features fitted carpet and provides access to three bedrooms and the family bathroom.

The Master bedroom is located to the rear of the property. This large double bedroom benefits from a private en-suite shower room and walk in wardrobe area. There is a continuation of fitted carpet laid and a window to the rear enjoying views over the woodland.

The en-suite has been fitted with a contemporary white three piece suite comprising, double shower cubicle with glazed enclosure and rainfall shower, low level WC and a vanity wash hand basin. There is full height tiling to all walls, tiled flooring and an obscure glazed window to the side. The walk in dressing room features fitted hanging rails and drawer storage for plenty of clothes and has a window to the side and a lockable solid oak door providing access to the first floor annex bedroom.

The annex bedroom is the same footprint as the room below. There are windows to two elevations and an enclosed en-suite cloakroom.

Bedrooms two and three are located to the front of the property. These are symmetrical in size and provide generous double bedroom accommodation. Each of the rooms feature ornate coving, two sash style windows to the front and have walk in dressing areas with private cloakrooms off.

The family bathroom offers the epitome of relaxation. Boasting a Mediterranean style, the bathroom features twin wash hand basins, a walk in tiled shower area with rainfall shower, an elevated sunken bath and a Victorian style toilet with high cistern.

The room has full wall and floor tiling, a large window set behind the bath and two sets of double doors open up to reveal a plumbed washing machine and tumble dryer.

To the second floor a small landing area with a roof velux window provides access to the remaining two bedrooms. Each of the bedrooms has a roof velux window providing natural light, with one of the rooms benefitting from a private en-suite cloakroom.

Outside to the front of the property, a half height stone wall encloses the boundary from the roadside, with access to ample off road parking via a driveway to one side. At the rear of the driveway is a detached double garage with an electric up and over door. Slated paved pathways lead to the front and side of the property, with a half height picket fence partially enclosing the side garden area.

The side garden offers a low maintenance space to enjoy the morning sun. It has been mainly laid to artificial grass, with established flower, plant and tree borders. Access to the rear garden can be achieved either side of the property. There is a large slate paved patio area and a long section of artificial grass. Positioned centrally within the garden is a glazed enclosure protecting the large hot tub. The enclosure also proves useful for enjoying outside space when the weather is poor as an area for shelter.

As well as the detached garage, the property further benefits from a free standing, timber constructed summer house, fully insulated and benefits from power supply. At the rear of the garden, a gateway opens up into an established orchard. There is a variety of fruit trees and raised plant beds, ideal for someone wishing to utilise a section of their garden for an allotment. Finally beyond the orchard is a slightly sloped embankment down to a shallow brook, with natural and man made bridges offering passage over the water into the neighbouring woodland behind.



## Directions

SATNAV USERS: SA10 6JX

## Tenure

Freehold

## Services

All mains services  
Council Tax Band G  
EPC Rating A

Viewing strictly by  
appointment through  
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**Energy performance certificate (EPC)**

Woodberry Court y Balles Llanerby NE011 SA10 6JX	Energy rating <b>A</b>	Valid until: 22 January 2028
		Certificate number: 8405-0919-4539-0307- 8983

Property type: Detached house  
Total floor area: 395 square metres

**Rules on letting this property**

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

You can read [guidance for landlords on the regulations and exemptions](https://www.epc.org.uk/guidance/domestic-on-line-validated-property-minimum-emp-efficacy-validated-lanlord-guidance) at <https://www.epc.org.uk/guidance/domestic-on-line-validated-property-minimum-emp-efficacy-validated-lanlord-guidance>.

**Energy rating and score**

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

[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

The graph shows a vertical bar with a current rating of 'A' and a potential rating of 'A'. The bar is divided into segments representing different energy ratings: A (green), B (yellow-green), C (yellow), D (orange), E (red-orange), F (red), and G (dark red). The current rating 'A' is at the top of the bar, and the potential rating 'A' is also at the top, indicating that the property is already at its best possible energy rating.

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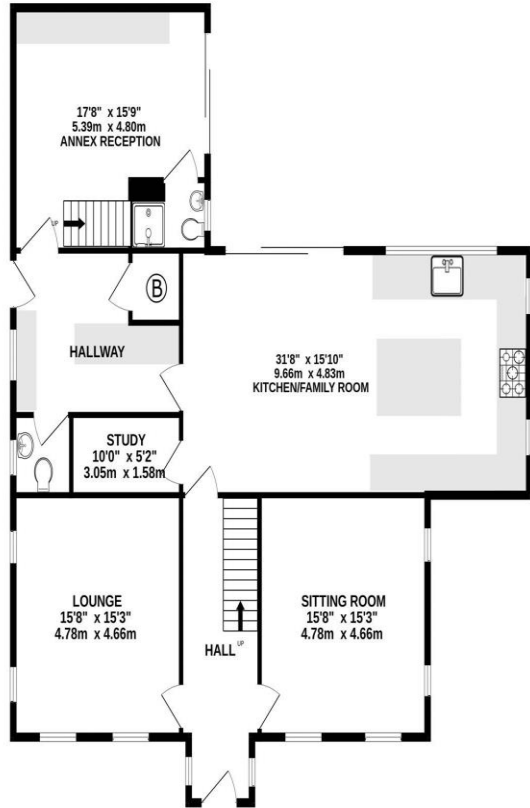
**hrt** Est. 1926



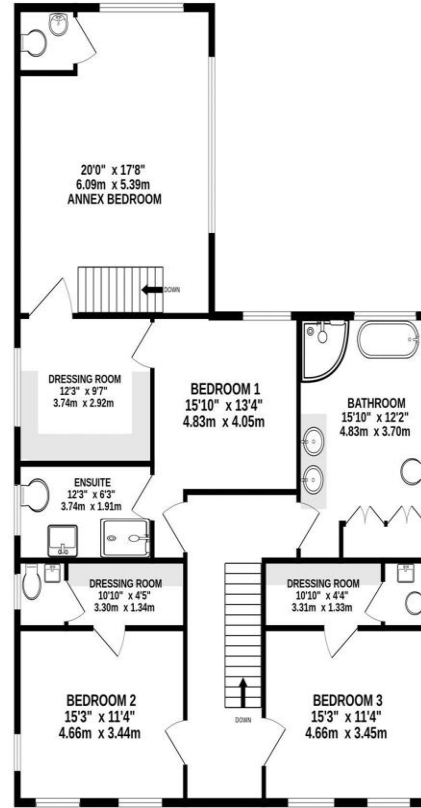
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



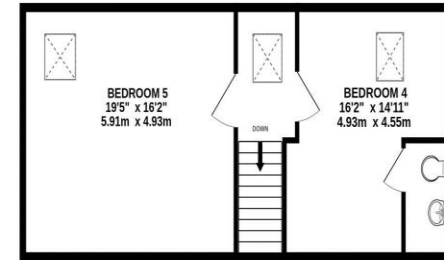
GROUND FLOOR  
1635 sq.ft. (151.9 sq.m.) approx.



1ST FLOOR  
1542 sq.ft. (143.3 sq.m.) approx.



2ND FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 3803 sq.ft. (353.3 sq.m.) approx.

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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