



## Onllwyn Road

Coelbren, Neath, SA10 9NS

£375,000



- \*\* WELL PRESENTED SIZE 3 DOUBLE BEDROOM DETACHED FAMILY HOUSE
- \*\* EXCELLENT GENEROUS AND FLEXIBLE ACCOMMODATION FOR THE EXTENDED AND GROWING FAMILY
- \*\* AMPLE OFF ROAD PARKING AND DOUBLE GARAGE
- \*\* 3 RECEPTION ROOMS. ENTRANCE HALL. GENEROUS FITTED KITCHEN/DINER. UTILITY ROOM. SHOWER ROOM
- \*\* 3 DOUBLE BEDROOMS PLUS STUDY/DRESSING ROOM. EN-SUITE SHOWER ROOM. FAMILY BATHROOM
- \*\* LANDSCAPED & MATURE GARDENS
- \*\* ON THE EDGE OUTSKIRTS OF COELBREN VILLAGE CLOSE THE THE BRECON BEACONS NATIONAL PARK
- \*\* OIL FIRED CENTRAL HEATING. UPVC DOUBLE GLAZED WINDOWS AND DOORS
- \*\* SEMI-RURAL VILLAGE LOCATION
- \*\* GOOD OPPORTUNITY TO CREATE A GROUND FLOOR ANNEX SUBJECT TO THE USUAL PLANNING
- \*\* WE HAVE BEEN ADVISED BY THE VENDOR THAT THE PROPERTY IS FREEHOLD



**Spacious Hallway 8'9 x 9'3 (2.67m x 2.82m)**

Radiator. UPVC double glazed front door. Storage cupboard.

**Lounge 18'3 x 12'11 (5.56m x 3.94m)**

Radiator x 2. UPVC double glazed window to front aspect

**Dining room 11'1 x 13'0 (3.38m x 3.96m)**

Radiator. Upvc double glazed window to rear aspect.

**Fitted Kitchen 15'9 x 12'11 (4.80m x 3.94m)**

With a good range of modern Wall and base units. Radiator. Cooking by electric. 1 1/2 bowl. UPVC double glazed window to rear. Integrated dishwasher and refrigerator.

**Sitting room 15'1 x 12'10 (4.60m x 3.91m)**

Double glazed Sliding patio doors. Fire surround.

**Utility room 9'1 x 12'10 (2.77m x 3.91m)**

Stainless steel sink. Radiator. UPVC double glazed window to rear. Provision for washing machine. Oil fired boiler. UPVC door to rear. Modern wall and base units.

**Downstairs shower room**

Radiator. UPVC double glazed window. Mirror. Modern suite in white suite Wash hand basin. W.C. Shower. Deep storage cupboards.

**Landing**

Radiator. Airing cupboard.

**Bedroom 1 12'10 x 15'0 (3.91m x 4.57m)**

Radiator. With a range of fitted wardrobes. Radiator. UPVC double glazed window to rear.

**Study/box room 9'0 x 5'9 (2.74m x 1.75m)**

Radiator. UPVC double glazed window to rear.

**Ensuite Shower room 6'5 x 9'1 max (1.96m x 2.77m max)**

Modern suite comprising W.C. Vanity wash hand basin. UPVC double glazed window to side. Shower cubicle. Radiator.

**Family Bathroom 8'9 x 9'0 (2.67m x 2.74m)**

Modern suite comprising Bath. Wash hand basin. W.C. Radiator. UPVC double glazed window to side.

**Bedroom 2 11'11 x 15'5 (3.63m x 4.70m)**

Radiator. UPVC double glazed window to front.

**Bedroom 3 12'0 x 15'6 (3.66m x 4.72m)**

Radiator. UPVC double glazed window to front.

**Garden**

Entrance drive with multiple off road parking. Side access to enclosed rear garden with large paved patio and level lawn garden with a selection of mature shrubs and plants. Rural views to rear aspect.

**Double garage 24'6 x 24'10 max 17'4 min (7.47m x 7.57m max 5.28m min)**

Remote control up and over doors. Power and light connected.

**Disclaimer**

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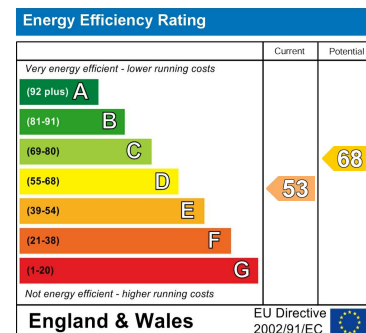
## Area Map



## Floor Plans



## Energy Efficiency Graph



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