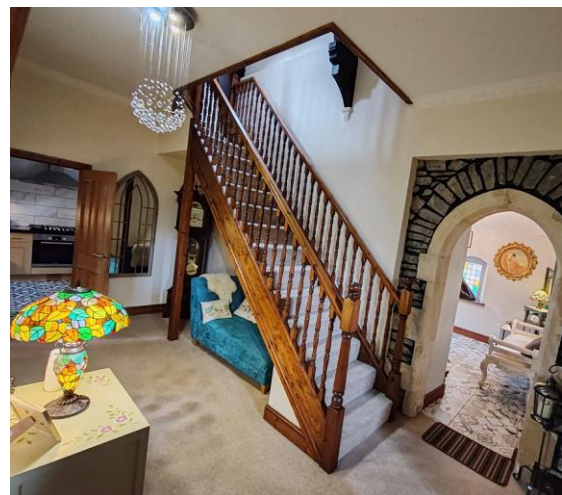




## St Peters Church Picton offers in the region of £400,000

- Council Tax C
- Church Conversion
- Rear Drive and Garage
- Original Features With A Modern Outlook
- EPC Rating: D



3 2 3



## About the property

This three bedroom semi-detached property is located within the village of Nanttyffyllon which provides a truly unique opportunity to live in a converted Church with original character mixed with modern living standards. The home must be viewed internally to appreciate fully. The accommodation briefly comprises: Large porch with stain glass windows, cloakroom with W.C, Entrance hall accessed via feature oak doorway, study, lounge again with feature windows, dining room and a kitchen. To the first floor there are three bedrooms fitted into the roof space with exposed beams and a family bathroom. To the outside of the property there is a shared driveway providing ample parking. a pathway leads to a good sized decking area with space for a table and chairs. A grass lawn then loops around the Church giving access to a further patio space mainly laid with slabs.

Internal viewings is highly recommended to arrange your appointment please contact us on 01656736136 or alternatively you can visit our website [www.peteralan.co.uk](http://www.peteralan.co.uk)





## Accommodation

### Porch

Two stain glass windows to front, stain glass window to side, radiator, tiled flooring, door to Storage cupboard, open plan to Entrance Hall, door to:

### Cloakroom

Fitted with two piece suite comprising, wash hand basin and WC, radiator, tiled flooring.

### Entrance Hall

Radiator, fitted carpet, stairs, double door to Lounge, door to:

### Study

UPVC double glazed window to side, radiator, fitted carpet.

### Lounge

UPVC double glazed window to rear, two stain glass windows to side, two uPVC double glazed windows to side, two radiators, fitted carpet. along multi fuel log burner

### Dining Room

UPVC double glazed window to rear, radiator, fitted carpet.

### Kitchen

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, space for fridge/freezer,, tiled flooring, wall mounted gas combination boiler.

### Landing

Double glazed velux window to front, fitted carpet, door to:

### Master Bedroom

Two double glazed velux windows to rear, uPVC double glazed window to side, radiator, fitted carpet, door to:

### En-Suite

Fitted with three piece suite comprising double shower enclosure, wash hand basin and WC fitted splashback, double glazed velux window to rear, radiator.

### Bedroom Two

Two double glazed velux windows to rear, radiator, fitted carpet.

### Bedroom Three

Double glazed velux window to front, uPVC double glazed window to side, radiator, fitted carpet.

### Outside

To the front by the entrance porch there is a patio space for a table and chairs, garden mainly laid to lawn at the side with border wall, leading to a decked area. To the entrance of the plot there is a shared driveway with ample off road parking and garage

### Study

8' 9" x 6' 3" ( 2.67m x 1.91m )

UPVC double glazed window to side, radiator, fitted carpet.

### Lounge

22' 7" x 12' 2" ( 6.88m x 3.71m )

UPVC double glazed window to rear, two stain glass windows to side, two uPVC double glazed windows to side, two radiators, fitted carpet. along multi fuel log burner

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### **Dining Room**

11' 8" x 12' 2" ( 3.56m x 3.71m )

UPVC double glazed window to rear, radiator, fitted carpet.

### **Kitchen**

11' 5" x 9' 2" ( 3.48m x 2.79m )

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, space for fridge/freezer,, tiled flooring, wall mounted gas combination boiler.

### **Master Bedroom**

20' 3" x 12' 8" ( 6.17m x 3.86m )

Two double glazed velux windows to rear, uPVC double glazed window to side, radiator, fitted carpet, door to:

### **Bedroom Two**

12' 7" x 12' 5" ( 3.84m x 3.78m )

Two double glazed velux windows to rear, radiator, fitted carpet.

### **Bedroom Three**

12' 5" x 8' 9" ( 3.78m x 2.67m )

Double glazed velux window to front, uPVC double glazed window to side, radiator, fitted carpet.

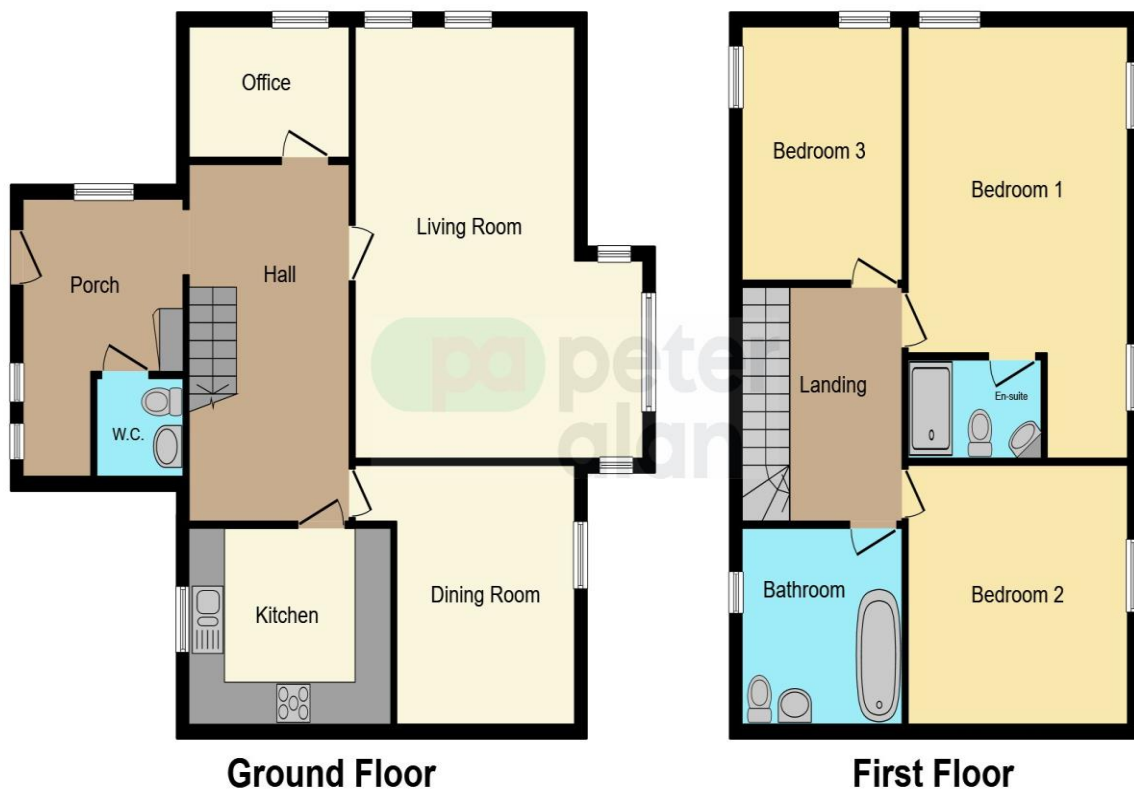
## **Important Information**

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.

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## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.