



 5  2  2

Wern Olau, Cilfrew Neath

£625,000

 pa black

01639 635115  
neath@peteralan.co.uk







## About the property

'Oakfield House', a picturesque family home residing in an executive, self build cul-de-sac tucked into the sought after Cilfrew Village. Boasting glorious partial views over Neath Valley from an estimated three quarter acre plot, backing directly onto a public footpath within the woodlands surrounding Ty-draw Brook. An ideal family home with extensive gardens, sweeping lawns, social paved patio areas and stone steps between two tiers of usable space.

Internally, the property comprises of a spacious entrance hallway leading into the study, cloakroom / utility room and the modern and open plan lounge / kitchen / diner. The first floor houses three of our five double bedrooms and the family bathroom where our Master Bedroom shows a generous en-suite. The views here are best displayed from the second floor where the two bedrooms show large arched windows on either side along with another family shower room.

The home has been designed with the needs of a large family at heart while maintaining the capacity and potential to improve. Where generous off-street parking is found there is the business potential for conversion of the double garage or outbuildings to home office spaces subject to any relevant planning permissions.

Conveniently located for commuters with great links to the A465 and M4 corridor. With well renowned local schools nearby including Cilffriw Primary School and Llangatwg Community Comprehensive School.

Internal viewings are highly

## Accommodation

### Entrance Hallway

8' 9" x 15' 1" Max ( 2.67m x 4.60m Max )  
Entrance via a door to the front with window either side. Tiled flooring with doors leading into the lounge, study, cloakroom, utility room and kitchen. Access to the stairs to the first floor landing with storage underneath.

### Study

13' 9" Into Bay x 12' ( 4.19m Into Bay x 3.66m )  
Bay windows to the front and laminate flooring.

### Cloakroom

Tiled flooring, fitted with a w.c and hand wash basin.

### Utility Room

12' 3" x 2' 8" ( 3.73m x 0.81m )  
Fitted with a matching range of wall and base units with a sink and work top space over. Space for a washing machine and tumble drier, a wall mounted gas boiler and doors through to the garage and rear garden.

### Lounge Area

15' + Bay Window x 12' Into Recess ( 4.57m + Bay Window x 3.66m Into Recess )  
Tiled flooring with a bay window to the front, fitted log burner with a false chimney breast, a feature stone base and mantle piece with decorative coving and ceiling designs.





### Dining Area

11' 9" x 12' 3" ( 3.58m x 3.73m )

Tiled flooring with a upvc glass sliding door onto the rear patio area.

### Kitchen Area

12' 3" x 15' 1" ( 3.73m x 4.60m )

Fitted with a matching range of wall and base units with granite work top space over and a sink with a mixer tap. Integrated appliances include a dishwasher and cooker hood with space for a large range cooker and double fridge freezer. A window to the rear, tiled flooring and splashbacks. Fitted breakfast bar and space for a kitchen island.

### First Floor Landing

Fitted with carpets from the stairs, a stained glass window to the front and access to stairs to the second floor. Doors leading into bedrooms one, four and five and the family bathroom.

### First Floor Bathroom

Comprising of a four piece suite including a w.c, bidet, hand wash basin and large curve top paneled whirlpool bath. Fitted carpets and a window with obscured glass to the rear.



### Bedroom One

20' x 12' Into Wardrobes ( 6.10m x 3.66m Into Wardrobes )

Fitted wardrobes and carpets with a window to the front, door leading into the En-suite.

### Bedroom Five

15' 1" x 10' + Wardrobes ( 4.60m x 3.05m + Wardrobes )

Fitted wardrobes with mirrored sliding doors, fitted carpets and a window to the front.

### Bedroom Four

11' 4" x 10' ( 3.45m x 3.05m )

Fitted carpets, a window to the rear and a built in cupboard.

### En-Suite

Generous size comprising of a three piece suite including a walk in shower, sink and w.c with a window to the rear.



### Second Floor Landing

Fitted carpets along the stairs lead onto a laminate second floor landing, doors leading through to Bedrooms two & three with access to a store cupboard and Shower Room.

### Second Floor Shower Room

Fitted laminate flooring and a skylight window to the rear, with a three piece suite comprising of a walk in shower ,w.c and hand wash basin.

### Bedroom Two

10' 5" Plus Wardrobes x 12' ( 3.17m Plus Wardrobes x 3.66m )

Fitted with Laminate flooring and wardrobes, Arched upvc windows to the side showing beautiful views and a dormer window to the front.

### Bedroom Three

17' 9" x 11' 2" ( 5.41m x 3.40m )

Fitted with laminate flooring, arched upvc windows to the side and a dormer window to the front. Extra storage with access to the eaves





## Double Garage

21' 9" Max x 18' 4" Max ( 6.63m Max x 5.59m Max )  
Fitted Shelving, double roller shutter door to the front  
and with the water tank and solid fuel heating system.

## Outbuildings

Two brick built sheds one functionally used for garden  
storage and another as a summer house / gym.

## Front Garden

Graveled driveway leading to the front of the home  
suitable for a family of vehicles from the private lane.  
Raised tier of lawn with mature shrubbery and flower  
beds. Access into the garage, vehicle gated side  
access to the rear gardens and a log store.

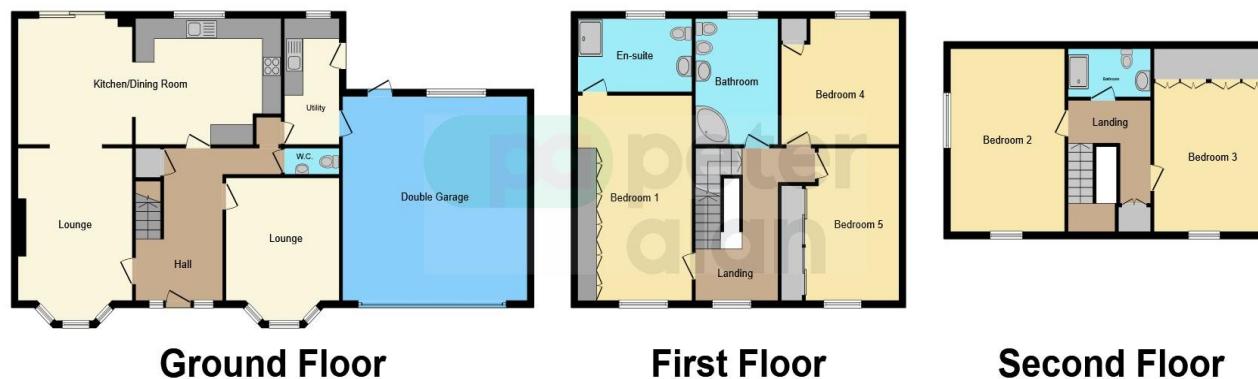
## Rear Gardens

Generous tiers of gardens with lawns, mature cherry  
blossom trees, stone steps between the tiers, paved  
patio areas and outbuildings. Vegetable patches and  
log stores with a gate to the rear leading through to a  
public footpath into the woodlands behind.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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.