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**Cwm Cylla Bungalow Heol-Y-Felin, Cefn Hengoed Hengoed**

**offers over £375,000**

 **black**

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## About the property

This unique two-bedroom detached bungalow, nestled on approximately 3.5 acres in the picturesque Cwm Cylla valley, presents an exceptional recent opportunity. Having undergone recent renovations and positioned on a generous plot, it offers potential for expansion, pending necessary planning approvals. Conveniently situated with direct access to the Celtic Route 47 cycle path, it provides an ideal setting for a rural lifestyle while remaining close to amenities. Commuters will appreciate the proximity to Hengoed and Ystrad Mynach train stations. With Park Penallta nearby and Ystrad Mynach within reach, residents enjoy easy access to a range of local facilities, including transportation, schools, and shopping.

## Accommodation

### Hallway

Enter via opaque double glazed door to hallway. Contemporary vertical radiator. Ceramic tile flooring. Doors to bedroom and bathroom. Step down to living room.

### Bedroom One

13' 11" x 8' 8" ( 4.24m x 2.64m )  
UPVC double glazed window to front elevation. Radiator.

### Bathroom

Comprising modern suite which includes shower cubicle with rainfall shower head and further shower attachment, bath with mixer taps, close coupled WC and wash hand basin set in vanity unit with storage. Tiled splashbacks. Radiator. Ceramic tile flooring. Inset spotlights and extractor. Opaque UPVC double glazed window to front elevation.

### Open Plan Living Room

26' 5" max x 18' 6" max ( 8.05m max x 5.64m max )  
A real feature to the property is this open plan living room with vaulted ceiling which opens into kitchen area. UPVC double glazed windows to front and side and feature bi-folding doors to rear garden. Engineered Oak flooring to the living area.

### Kitchen Area

Fitted with a good range of contemporary style high gloss grey handleless kitchen units with laminate worktops and plug tower. Integrated sink and drainer with mixer taps and hot tap. Built in fridge freezer, dishwasher, oven and microwave. Electric hob with cooker hood over. Ceramic tile





flooring. Wall mounted Baxi combination boiler. Feature vaulted ceiling with inset spotlights and extractor.

### Bedroom Two

9' 3" x 7' 8" ( 2.82m x 2.34m )

UPVC double glazed window to rear elevation. Contemporary style radiator. Feature vaulted ceiling with access to loft space.

### Outside

The bungalow is surrounded by a wraparound garden. At the front, a lawned area features raised borders adorned with a diverse selection of plants. A dogrose hedge separates the lane from the property, leading to a gate for lane access. The rear boasts a raised pond with a gravelled area, bordered by assorted plants overlooking a small wooded section leading to the river Cylla. On the right side, a storage area houses pots, plants, and timber, while the left side features a lawned area with an ornamental grass border leading to a large car park and sheds. A 12ft gate provides access to the lane and the main land area opposite.

Across the lane, an 8ft metal gate grants entry, with sections divided by hornbeam hedging. These include an apple orchard with 1000 daffodil bulbs, a polytunnel, compost bins, and a vegetable garden, and a grass meadow area. Connected by a central walkway lined



with golden conifers, while the remaining land comprises pastureland with mature oak, birch, cherry, and mountain ash trees. Outside tap and two external power points to side of property, with another outside tap situated in the orchard.

Wildlife sightings are diverse, including hedgehogs, squirrels, rabbits, bats, buzzards, woodpeckers, and various bird species.









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