

**Heol Rheolau
Abercraf
Swansea.**

Price **£325,000**

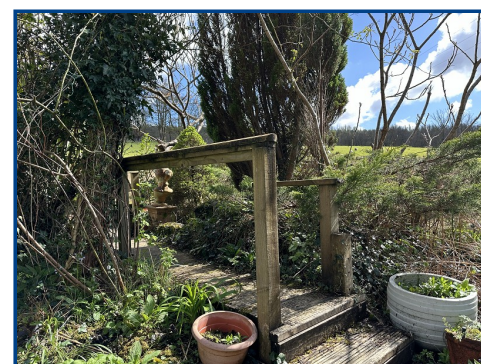


- FORMER GAME KEEPERS COTTAGE
- SEMI RURAL LOCATION
- WONDERFUL COUNTRYSIDE VIEWS
- LARGE GARDEN AND WOODLAND
- AIR SOURCE HEAT PUMP
- 6 SOLAR PANELS

General Description

A rare opportunity to purchase a semi rural property with its very own woodland. With rural views from every window this former Gamekeepers cottage is a must view to appreciate the surrounding countryside. The main cottage is full of character with a couple of modern extensions to include a ground floor bedroom with Jack and Jill Bathroom and a modern kitchen with wooden sun room. Extensive gardens to front and side of property & driveway parking. Property benefits from Air source Heat Pump and Solar Panels.

EPC Rating: F38



Viewing: **01639 844 426**

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Property Description

Situated up a small unmade road this property enjoys a secluded location yet looking down on a small hamlet of houses does not feel isolated. Ystradgynlais is the nearest town which sits at the southern end of Powys and has a thriving community with many locally owned shops and cafes. With its close proximity to the Bannau Brycheiniog National Park the area is perfect for enjoying the outdoor life with many walks and tourist attractions including Craig Y Nos Country Park, Dan Yr Ogof Caves, Henrhyd Waterfalls and a Caving club.

Hall

Enter at the rear of the property into small hallway with glazed door and doors into Bedroom 1, bathroom and lounge.

Lounge (11' 8" x 20' 0") or (3.56m x 6.10m)

A room full of character to include feature fireplace with multi fuel stove, alcove with shelving, wooden ceiling with beams & stained glass door into hall. Study area with Patio

doors to meadow and built in sitting area. Door and 2 windows to the front & 2 radiators. Stairs to first floor.

Utility Area

With a range of storage units, plumbing for washing machine & coat rack. Tiled floor.

Kitchen / Sun Room (25' 5" x 10' 8") or (7.74m x 3.26m)

Kitchen Area

Fitted with a range of modern units to include breakfast bar, double stainless steel sink, electric cooker & ceramic hob. Space for dishwasher.

Window to Rear & thermostatically controlled electric radiator. Tiled flooring.

Off the Kitchen

Tiled area with entrance door to side garden.

Sun Room

Timber built with beech ply wood walls internally, 5 windows & entrance door plus 3 high level windows. Solid wood floor & thermostatic electric radiator.

Bedroom 1 (16' 0" Max x 14' 0") or (4.88m Max x 4.26m)

Ground floor room with window to side & rear. Radiator and door into Jack and Jill Bathroom.

Jack & Jill Bathroom (9' 5" x 9' 4") or (2.86m x 2.84m)

Fitted with an extra large bath, Tiled Wet room shower area with electric shower, WC & wash hand basin, Non slip flooring. Window to front & radiator.

Landing (10' 8" x 3' 3") or (3.25m x 0.98m)

With radiator and door into loft space which houses the controls for the air source heat pump.

Bedroom 2 (12' 0" x 9' 7") or (3.65m x 2.92m)

With window to front, feature fireplace and radiator.

Bedroom 3 (8' 4" x 7' 4") or (2.53m x 2.23m)

With window to front, open fronted storage unit & radiator.

External

Gardens

Garden to front and either side of the property - split into many smaller garden areas with mature shrubs, trees and planted borders and large lawn area.

Vegetable/Fruit Garden

Area to side of property with 3 green houses vegetable beds and fruit cages - Now overgrown.

Woodland

Lovely woodland area off the Fruit garden.

Outbuildings

Several wooden outbuildings to include a large unit which could have several uses i.e. workshop, Gym or home office.

Gated Driveway with parking

Agents Notes

Property has a right of access along a lane owned by a local farmer. There is also permission for driveway access to be re-located anywhere on the boundary between the property and the lane.

