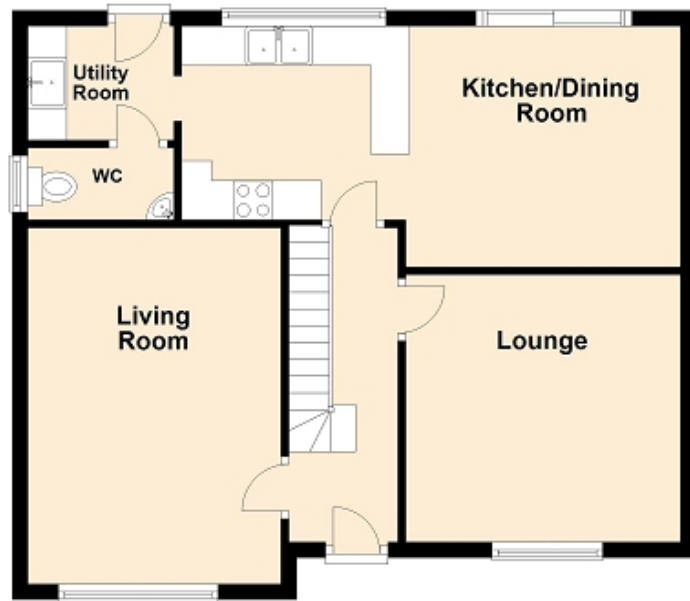


Ground Floor



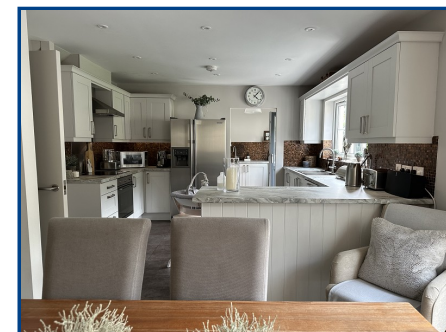
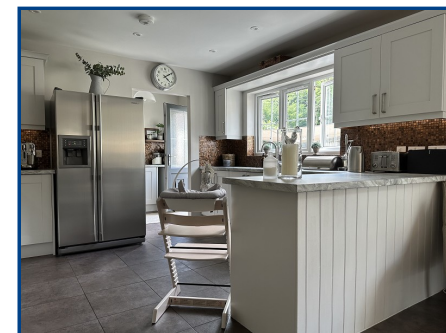
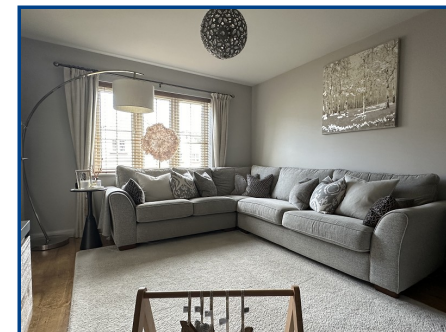
First Floor



This floorplan is approximate only  
Plan produced using PlanUp.

**Maes Y Cribarth  
Abercrave  
Swansea  
City And County of Swansea.**

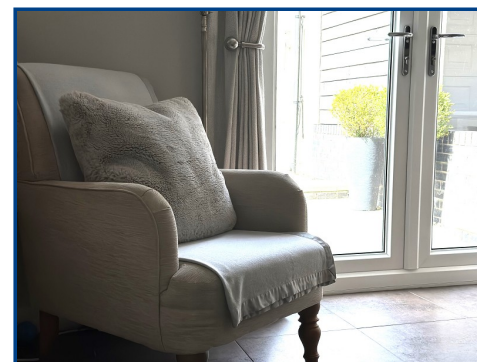
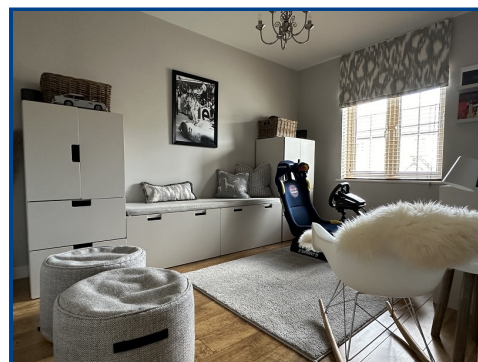
Price **£415,000**



- Modern Living
- Scenic Views
- Family-Friendly Location
- Edge of the Brecon Beacons
- Ample Parking

**General Description**

Discover this exquisite detached home in Maes Y Cribarth, Abercrave. Built in 2008, the property features four spacious bedrooms, two reception rooms, and an ultra-modern open plan kitchen. Tastefully decorated and impeccably maintained, it includes a beautifully landscaped rear garden overlooking fields with horses and sheep. Recent upgrades include a luxurious carport with slate tiles, oak beams, and spotlights. Located on a peaceful no-through road, the family-friendly area offers excellent schools, scenic walks, and easy access to the Brecon Beacons National Park, local attractions, and amenities. This home combines modern luxury with serene country living.



Viewing: **01639 844 426**

Website: **www.ctf-uk.com**

Email: **ystradgynlais@ctf-uk.com**

**Important notice**

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**Professional Services**

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

**Property Description**

Welcome to this stunning detached home in Maes Y Cribarth, Abercrave, built in 2008 and meticulously maintained by its current owners. Situated on a peaceful no-through road in a family-oriented neighbourhood, this property offers a harmonious blend of modern luxury and tranquil charm. The home features four generously sized bedrooms and two inviting reception rooms, providing ample space for family living and entertaining. At the heart of the house is an open plan kitchen and dining area. Tastefully decorated throughout, every corner of this home reflects a keen eye for design and attention to detail. The beautifully maintained rear garden overlooks picturesque agricultural fields, often graced by horses and sheep, adding to the serene ambiance. A recent addition to the property is a luxurious carport, featuring slate tiles, oak beams, and integrated spotlights, with no expense spared to ensure it complements the overall elegance of the home. This property is a rare find, offering modern comforts and serene country living, perfect for families seeking a high-quality lifestyle in a tranquil setting. Maes Y Cribarth, Abercrave, is a highly desirable location known for its excellent local schools and abundance of outdoor activities. The area is perfect for nature enthusiasts, with scenic walks and trails leading to the stunning Brecon Beacons National Park. Families can enjoy the nearby mountains and various local attractions, including show caves, waterfalls,

and historical sites. Additionally, Abercrave offers a range of amenities, from local shops and cafes to sports facilities and community events, ensuring that everything you need is within easy reach. Don't miss the opportunity to make this exquisite property your new home in such a vibrant and beautiful area.

**Entrance Hall & Stairwell (12' 5" Max x 6' 9" Max) or (3.78m Max x 2.07m Max)**

Entrance via pvc door, oak wood flooring, under the stairs storage cupboard, under floor heating throughout property, door leading to.

**Living Room (15' 0" Max x 11' 4" Max) or (4.57m Max x 3.46m Max)**

Oak wood flooring, window to front, black marble hearth with wood burner.

**Lounge (11' 11" Max x 8' 9" Max) or (3.62m Max x 2.67m Max)**

Oak wood flooring, window to front.

**Open Plan Kitchen / Dining Room (12' 8" Max x 20' 10" Max) or (3.86m Max x 6.36m Max)**

Window to rear, spotlights, wall/base units, shaker style cupboard doors, marble effect work tops, ceramic hob and fan oven, extractor fan, copper tile splash back, x2 sink, dishwasher, American fridge freezer, tiled flooring, french doors leading to rear garden.

**Utility (7' 9" Max x 6' 6" Max) or (2.37m Max x 1.97m Max)**

Base units with marble effect work top and copper tile splash back. sink, oil central heating boiler, washing machine and tumble dryer, alarm system in place for the garage and house, door to rear exit.

**Downstairs WC (6' 6" Max x 3' 10" Max) or (1.97m Max x 1.17m Max)**

Frosted window to side, hand basin with tile splash back, WC, wall panelling.

**Landing (16' 1" Max x 6' 9" Max) or (4.91m Max x 2.07m Max)**

Attic hatch with ladder attached, storage cupboard, carpet, window to front.

**Bedroom 1 (12' 10" Max x 11' 3" Max) or (3.91m Max x 3.44m Max)**

Window to front, carpet, storage cupboard, folding door to.

**En Suite (4' 9" Max x 5' 1" Max) or (1.45m Max x 1.55m Max)**

Spotlights, tiled floor and walls, heated towel rail, shower enclosure, WC, hand basin.

**Bedroom 2 (12' 0" Max x 11' 4" Max) or (3.67m Max x 3.45m Max)**

Window to rear and carpet.

**Bedroom 3 (13' 11" Max x 8' 9" Max) or (4.24m Max x 2.67m Max)**

Window to rear and carpet.

**Bedroom 4 (10' 4" Max x 8' 9" Max) or (3.15m Max x 2.67m Max)**

Window to front and carpet.

**Bathroom (7' 9" Max x 6' 10" Max) or (2.37m Max x 2.08m Max)**

Frosted window to rear, hand basin, panelled bath, WC, partially tiled walls, heated towel rail, tiled flooring.

**External**

Enclosed rear garden with fencing, patio and lawned area, steps up to x2 sheds, oil tank, outside tap and side access. Garage with electric, side entrance door, attic space which is insulated. Car port with attic space which is insulated, the car port is made out of oak beams and welsh slate on the roof. x2 plug points for electric outside, drive for 4 cars. Field to rear with sheep, providing privacy.

**Services**

Mains electricity, mains water, mains drainage

**Tenure**

Freehold

**Council Tax**

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