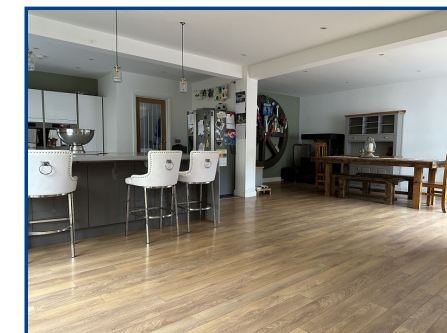


**Caerbont
Abercrave
Swansea
City And County of Swansea.**

Price **£550,000**

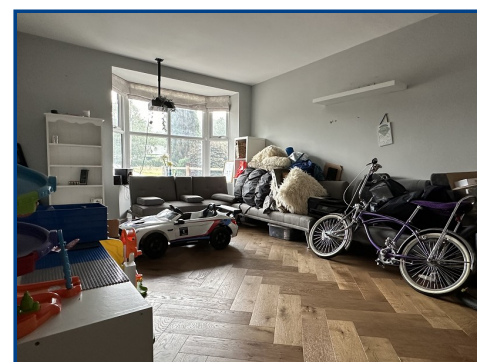
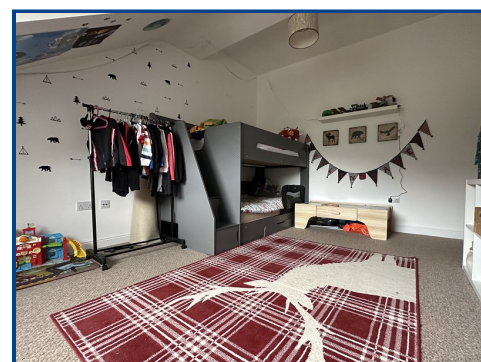


- Open-Plan Living
- Two Garages
- Potential Annex
- Ideal Family Home
- Ultra-Modern Living
- Ample Parking
- Completely Refurbished

General Description

EPC Rating: B86

Sunningdale offers spacious living with an open-plan kitchen and dining area, a bright lounge, and two generous reception rooms. The property includes a flexible annex with a double bedroom, a separate kitchen, and an ensuite. Upstairs, there are four bedrooms, one with an ensuite and a balcony, plus a modern family bathroom with a freestanding bath. There are also two toilets for added convenience. Located in the village of Caerbont, the property is close to local amenities, well-regarded schools, and is a short drive from the scenic Brecon Beacons National Park, making it ideal for both families and outdoor enthusiasts.



Viewing: **01639 844 426**

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

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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Property Description

Welcome to Sunningdale, a beautifully extended dormer bungalow located in the charming village of Caerbont. This property seamlessly combines classic charm with modern living. Inside the original bungalow, you'll find two spacious reception rooms featuring engineered wooden flooring and bay windows, which create a bright and inviting atmosphere. The extension includes an ultra-modern, open-plan kitchen with a stylish island and waterfall quartz worktops, along with integrated appliances. This space flows effortlessly into a large dining area with sliding doors leading to the rear patio, and a lounge area boasting vaulted ceilings and floor-to-ceiling windows. At the rear of the property, there's a flexible annex with a double bedroom, ensuite, and a separate kitchen, perfect for guests or extended family. Upstairs, the property offers four bedrooms, including a master with an ensuite and a private balcony. The modern family bathroom includes a luxurious freestanding bath. Outside, Sunningdale features a patio area, decking, and two garages with rear lane access. The spacious garden provides plenty of room for outdoor activities. Located in the peaceful village of Caerbont, Sunningdale benefits from a friendly community atmosphere and nearby local amenities. The town of Ystradgynlais is close by, with good road links to Swansea and Neath. The area is home to several well-regarded schools, making it ideal for families, and outdoor enthusiasts will appreciate the proximity to the Brecon Beacons National Park. Sunningdale is a spacious and modern home with flexible accommodation options, ideal

for families or anyone seeking extra space. Arrange a viewing today to experience all this fantastic property has to offer.

Entrance Hall

Ceramic tiled floor, stairs to first floor, doors to;

Lounge (13' 10" Max x 6' 10" Max) or (4.21m Max x 2.08m Max)

Wood Floor, radiator, double glazed bay window to front.

Living Room (19' 7" Max x 11' 4" Max) or (5.98m Max x 3.45m Max)

Wood Floor, radiator, double glazed bay window to front.

Kitchen / Dining / Living Room (40' 10" Max x 28' 3" Max) or (12.45m Max x 8.61m Max)

Ceramic tiled floor, fitted with a range of matching base and tall units with work surface over and splash backs, two integrated oven and grills, induction hob, integrated dishwasher, space for American style fridge freezer with cold water feed, double glazed window to side, Versatile open plan space with wood floor with under floor heating, patio and French doors opening onto patio area, skylight, inset spots.

Rear Hall

Laminate flooring with under floor heating, ceiling light, door to;

W.C.

Laminate floor with under floor heating, tiled to half height around, chrome heated towel

rail, WC, wash hand basin, obscure double glazed window to side.

Kitchen (10' 8" Max x 9' 1" Max) or (3.24m Max x 2.76m Max)

Laminate floor, fitted with a range of matching wall and base units, work surface over, tiled splash back, stainless steel sink unit and drainer, integrated washing machine, integrated oven hob and extractor over, integrated fridge freezer, boiler, double glazed window and door to side.

Bedroom 5 (18' 3" Max x 15' 9" Max) or (5.57m Max x 4.79m Max)

Laminate floor with under floor heating, two sets of French doors opening onto garden.

En-Suite (7' 8" Max x 6' 4" Max) or (2.34m Max x 1.94m Max)

Double shower cubicle, WC, wash hand basin, extractor fan, double glazed window to side.

Landing

Carpet, radiator, loft access.

Bedroom 1 (18' 0" Max x 11' 6" Max) or (5.48m Max x 3.51m Max)

Carpet, radiator, French doors leading to balcony over looking rear garden, storage cupboards, door to:

En Suite (14' 2" Max x 5' 3" Max) or (4.32m Max x 1.61m Max)

Ceramic tile floor, double shower cubicle with tiled splash back, wash hand basin, WC, chrome heated towel rail, two sky lights.

Bedroom 2 (16' 8" Max x 10' 0" Max) or (5.09m Max x 3.05m Max)

Carpet, radiator, double glazed window to front.

Bedroom 3 (16' 8" Max x 11' 9" Max) or (5.08m Max x 3.59m Max)

Carpet, radiator, double glazed window to front.

Bedroom 4 (9' 10" Max x 8' 6" Max) or (3.00m Max x 2.58m Max)

Carpet, radiator, skylight.

Bathroom (8' 4" Max x 6' 2" Max) or (2.53m Max x 1.87m Max)

Ceramic tile floor, tiled splash back, wash hand basin, WC, bath, chrome heated towel rail, obscure double glazed window to side, extractor fan.

External

Front Garden: Large block paved driveway for numerous vehicles with mature hedges to front and sides.

Rear Garden: Patio area, mainly laid to lawn with mature hedges to sides, gated rear access with access to driveway and garage.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C

