



This floorplan is approximate only  
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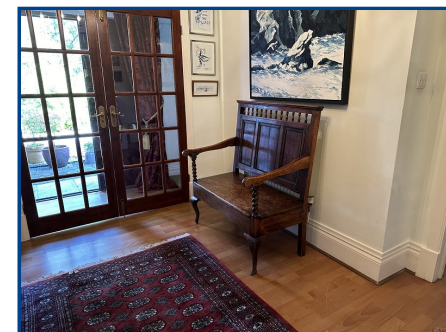
**Chartered Surveyor, Valuers,  
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12 Offices Across South Wales

**Station Road  
Caehopkin  
Abercrave  
Swansea.**

Price **£400,000**



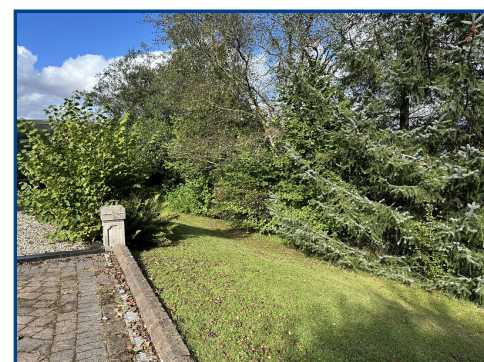
- EXTENSIVE MOUNTAIN AND COUNTRYSIDE VIEWS
- DOUBLE GARAGE AND DRIVEWAY PARKING
- 4 DOUBLE BEDROOMS
- SPACIOUS LIVING ACCOMODATION
- LARGE PLOT WITH MATURE GARDENS
- BATHROOM & EN-SUITE



**EPC Rating: E54**

## General Description

If Views are a priority then this is the property for you. This 4 bedroom bungalow situated in the hamlet of Caehopkin has extensive views of the Cribarth Mountain and the surrounding Countryside. The spacious accommodation has a very grand feel but does require some updating. Sitting in a large plot with mature gardens a large driveway, garage parking and generous proportions of the rooms would make this an ideal family home. Call us now to View.



Viewing: **01639 844 426**

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



### Property Description

Situated in the hamlet of Caehopkin which is a small hamlet in the Swansea Valley with a strong community feel. Good road links to the Bannau Brycheiniog National Park and the M4 Motorway.

Caehopkin was the location of Abercrave Railway Station and the stretch of line from Caehopkin to Ystradgynlais is now a popular cycle path and walking route, with access just a few steps down the lane from the property. The area is also very popular with lovers of the outdoors due to easy access to many countryside/mountain walks and many other activities including pony trekking & caving.

### Entrance Porch

Enter via double doors into small porch with double panelled glass doors into main hallway.

### Entrance Hall

Spacious T shaped hallway with access to all rooms and solid wood flooring.

### Lounge (24' 2" x 15' 2") or (7.36m x 4.63m)

With triple sliding patio doors to front garden to make the most of the views and feature fireplace with calor gas fire. 2 steps leading to dining room.

### Dining Room (13' 6" x 12' 10") or (4.11m x 3.91m)

Currently open to Lounge but can be partitioned off with wooden doors. Sliding double patio doors to rear.

### Library/Study (20' 3" x 12' 10") or (6.17m x 3.92m)

With window to side and feature round window to front.

### Kitchen (12' 8" x 11' 7") or (3.86m x 3.52m)

Fitted with a range of units to include integrated ceramic hob, electric oven & dishwasher. custom built cabinet on one wall houses fridge & freezer. Beams to ceiling. Tiled flooring.

### Utility / Store Room (3' 5" x 11' 7") or (1.04m x 3.52m)

Utility room with door to rear into porch and double doors into storage room.

### Rear Entrance Porch (9' 1" x 3' 6") or (2.77m x 1.06m)

Conservatory style double glazed porch with door into storage room housing oil boiler.

### Bedroom 1 (20' 4" x 13' 5") or (6.20m x 4.09m)

Spacious double with sitting area and fitted wardrobes to one wall.

### En Suite (8' 8" x 13' 5") or (2.63m x 4.09m)

Fitted with a coloured suite to include, bath, WC marble wash basin in vanity unit and shower cubicle.

### Bedroom 2 (11' 11" x 7' 1") or (3.64m x 2.15m)

### Bedroom 3 (11' 9" x 10' 5") or (3.58m x 3.17m)

### Bedroom 4 (11' 11" x 9' 11") or (3.64m x 3.03m)

Spacious double currently set up as an office/ study.

### Bathroom (11' 9" x 10' 7") or (3.58m x 3.23m)

Fitted with a coloured suite to include Vanity unit with sink, steps up to a large circular inset bath.

### Garage

Double garage with electric with small parking area to front and windows and door into the rear garden.

### EXTERNALLY

The property sits on a large plot with extensive views of the Cribarth Mountain and surrounding area. With a Large paved driveway. Laid mainly to lawn with paved areas, gravelled areas and mature shrubs and trees.

### Services

Mains electricity, mains water, mains drainage

### Tenure

Freehold

