



Brook cottage, Stormy lane, Nantymoel

£425,000 Freehold

Striking four-bed detached home in Nantymoel Valley with two receptions, log burner, bespoke bar, modern kitchen, double garage, Jack and Jill en suite, and excellent local amenities.

Council Tax band: D

Tenure: Freehold

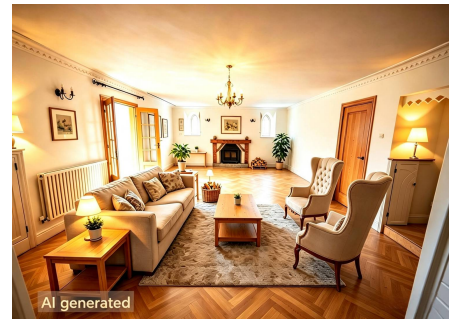
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

DanielMatthew
ESTATE AGENTS



Commanding immediate attention with its striking character and enviable position in the heart of the Nantymoel Valley, this four-bedroom detached property perfectly blends timeless charm with contemporary living. Entering the home, you are greeted by two versatile reception rooms at the front, each offering scope for formal dining, a home office, or additional family spaces tailored to your needs. The expansive main living area forms the heart of the home, where a log burner creates a warm, inviting atmosphere, further enhanced by elegant arched windows that flood the space with natural light. A bespoke bar within the lounge area offers a unique focal point, ideal for entertaining guests or unwinding after a long day. At the rear, the recently renovated kitchen combines modern convenience with thoughtful design, seamlessly connecting to a practical utility room and a rear porch, ensuring effortless day-to-day living. Upstairs, four generously proportioned bedrooms provide ample accommodation for families or guests, with the principal suite and a second bedroom sharing a luxurious Jack and Jill en suite for added



- › FOUR BEDROOM CHARACTER DETACHED PROPERTY
- › BEAUTIFUL PLOT LOCATED IN THE NANTYMOEL VALLEY
- › TWO VERSATILE ROOMS TO THE FRONT OF THE PROPERTY
- › SPACIOUS LIVING AREA WITH DUAL BURNER AND ARCHED WINDOWS
- › BESPOKE BAR IN THE LOUNGE AREA
- › KITCHEN AND UTILITY WITH A REAR PORCH ACCESSING THE GARDEN
- › BRAND NEW KITCHEN
- › FOUR SPACIOUS BEDROOMS WITH A JACK AND JILL EN SUITE
- › SPACIOUS FOUR PIECE



ENTRANCE

Bright and airy entrance which is accessed via the main hardwood door, plain walls, plain ceiling, tile flooring, radiator and access to ground floor rooms.

STUDY ONE

Hardwood double glazed window to front aspect, plain walls, plain ceiling, tile flooring, radiator and fitted storage and desk.

STUDY/PLAYROOM

Hardwood double glazed window to front aspect, plain walls, plain ceiling, tile flooring and radiator.

LOUNGE/DINING ROOM

Hardwood double glazed doors to rear aspect, plain walls, plain ceiling, tile flooring, radiators, two beautiful hardwood feature cathedral windows with shutters to front aspect, cosy multi fuel burner with wooden mantle.

BAR

Hardwood double glazed window to rear aspect, plain walls, plain ceiling, tile flooring, fitted storage with complimentary worktop, water supply for a fridge.

INNER HALLWAY

Inner hallway with plain walls, plain ceiling, radiator, tile flooring and access to the staircase and ground floor rooms.

WC

Downstairs bathroom with a low level wc, pedestal wash hand basin, tile walls and flooring, plain ceiling and cupboard housing the boiler.

KITCHEN

Recently installed beautiful kitchen with a range of wall and base units with complimentary work top, composite double bowl sink, electric hob with extractor over, raised oven and raised oven, tile flooring, plain walls and plain ceiling, UPVC double glazed windows to rear aspect.

UTILITY ROOM

Utility room with wall and base units with complimentary worktop, space for a washing machine, sink with mixer tap, radiator, plain walls, tile splashback, tile flooring, plain ceiling.

REAR PORCH

Rear porch with a rear Hardwood double glazed window, rear door access to the garden, plain walls, plain ceiling and carpet flooring.

LANDING

Landing with plain walls, plain ceiling, carpet flooring, access to first floor rooms and a beautiful hardwood arched leaded window.

BEDROOM ONE

Hardwood double glazed window, plain walls, plain ceiling, carpet flooring and access to the en suite.

BEDROOM TWO

Hardwood double glazed window, plain walls, plain ceiling, carpet flooring.

BEDROOM THREE

Hardwood double glazed window, plain walls, plain ceiling, carpet flooring.

BEDROOM FOUR

Hardwood double glazed window, plain walls, plain ceiling, carpet flooring.

EN SUITE

En suite Bathroom with a three piece suite with a low level W/C, wash hand basin, shower enclosure, towel radiator, tile and plain walls, vinyl flooring, plain ceiling and a UPVC double glazed window.

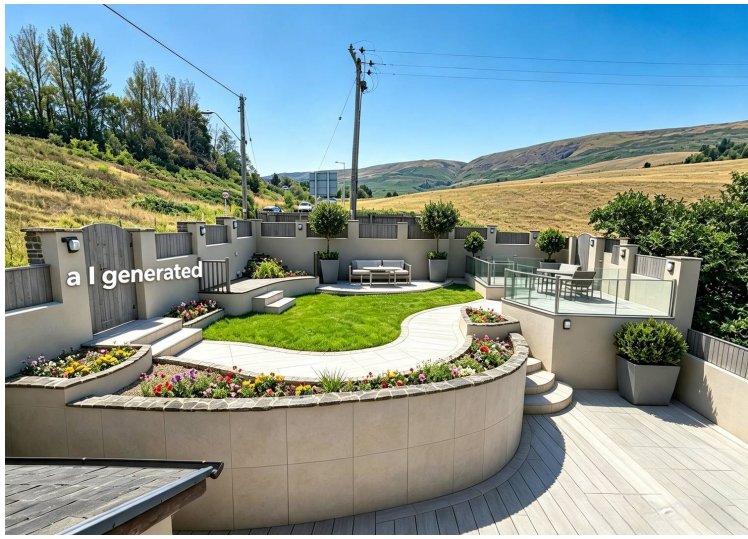
BATHROOM

Beautiful Bathroom with a four piece suite with a low level W/C, vanity wash hand basin, corner shower, jacuzzi corner bath, towel radiator, tile walls, tile flooring, plain ceiling and a UPVC double glazed window.

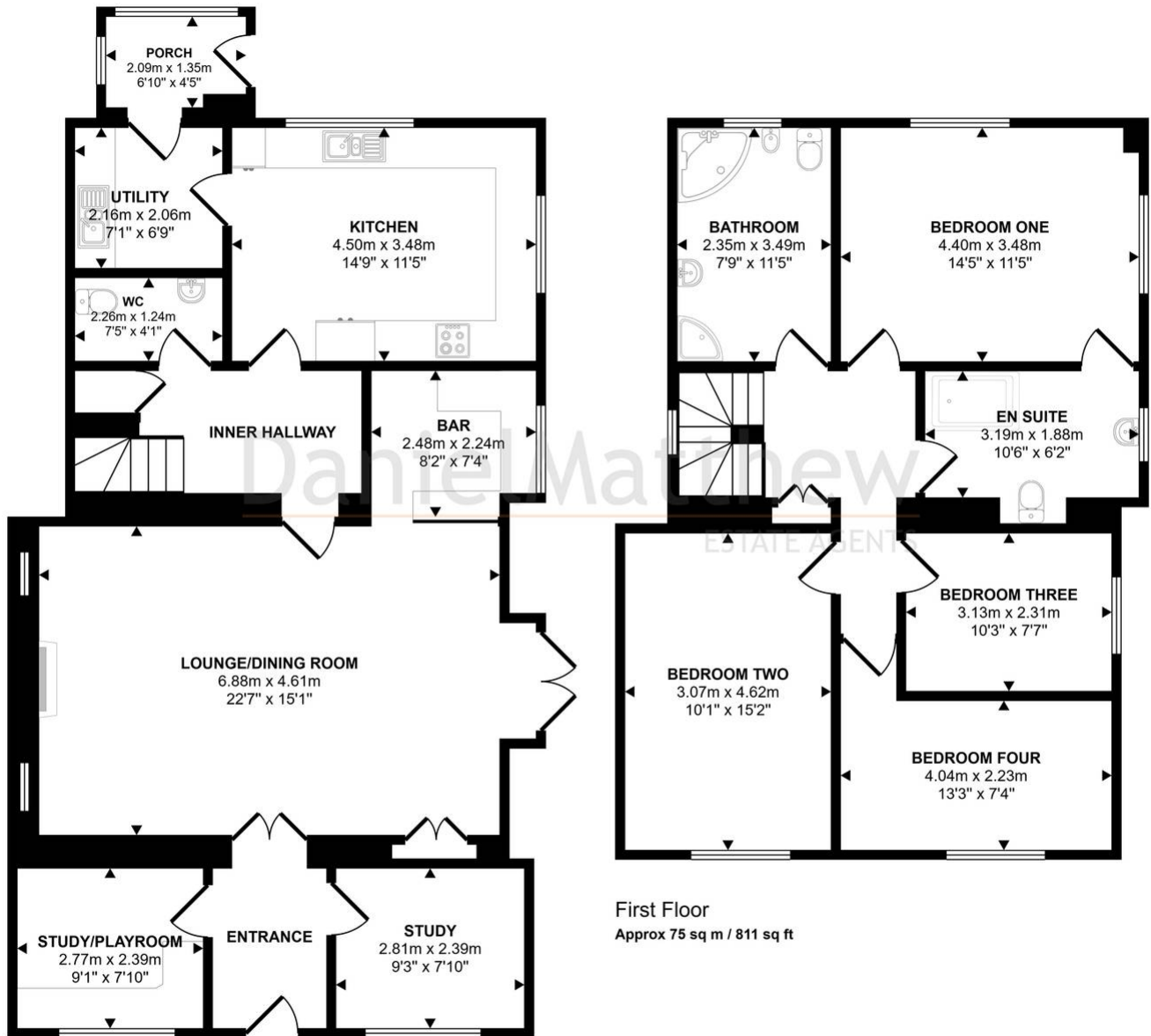


GARDEN

Garden with wall boundary, generous patios, wall and step boundary leading to a second tier with laid to patio/laid to lawn and deck seating area allowi9ng you to enjoy the panoramic views. Gate access with a patio to the rear of the property which seamlessly flows to the front of the property and allows access to the double garage and drive.



Approx Gross Internal Area
175 sq m / 1887 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.