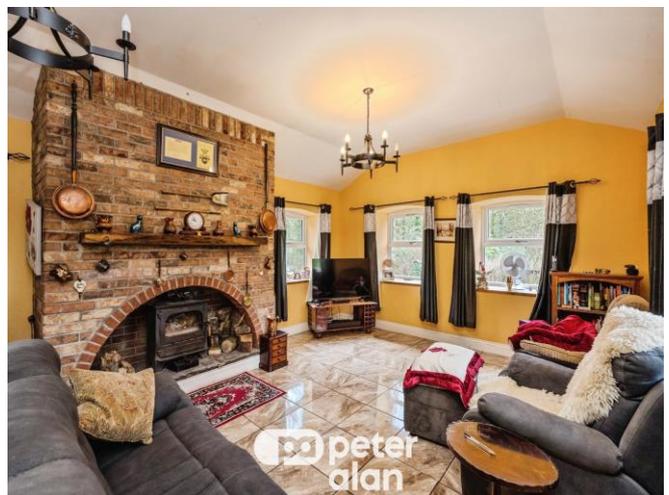




Old Forge Cottage

£325,000

- Stable Reconstruction
- Under-floor Heating Throughout
- Sizable Plot
- Generous Off Street Parking
- Beautifully Presented
- EPC Rating: C



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About the property

Deceptively Spacious! Gorgeously Modernised! Bursting With Character! This Jaw Dropping Stable Reconstruction, now Three Bedroom Detached Bungalow, is available for sale within Aberpergwm. Boasting excellent links to English and Welsh speaking schools, popular walking/hiking routes through the Vale of Neath and Brecon Beacons National Park as well as commuting routes such as the M4 or A470 via the A465! The home is approached, through a sizable landscaped plot, comprising of a looping driveway, courtyard with stone chippings, wrapping lawns, steps down to the river bank and ample space for further construction such as garages (*STPP). Enter into a spacious hallway, with tiled flooring and under-floor heating throughout the home. This leads through to a lounge with pitched ceilings and stone fireplace, as well as all three bedrooms, where the master features an en-suite shower room, the family bathroom and a sizable modern, kitchen/diner with a cupboard for utilities! Internal viewings are highly recommended to truly appreciate the space, potential and condition of this lovely home!

*Subject To Planning Permissions

Accommodation

Entrance Hall

Lounge

22' 7" x 14' 6" (6.88m x 4.42m)

Kitchen/Diner

22' 1" Max x 14' (6.73m Max x 4.27m)

Bedroom One

14' 5" x 11' 1" plus recess (4.39m x 3.38m plus recess)

En Suite

Bathroom



Bedroom Two

13' 2" x 10' 4" (4.01m x 3.15m)

Bedroom Three

11' 1" x 10' 4" (3.38m x 3.15m)

Wrapping Gardens

Floorplan



Total floor area 134.6 m² (1,449 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.