



Cwmnantyrallwys Farm Panthowell Ddu Road, Neath, SA11 2TY

Offers In The Region Of £450,000

- Delightful smallholding extending to approximately 4.5 acres or thereabouts
- Conveniently located near the busy village of Briton Ferry
- Attractive detached traditional bungalow
- Three-bedroom accommodation with lounge featuring fireplace
- Further land available by separate negotiation — viewing highly recommended
- Excellent courtyard setting amidst beautiful countryside
- Easy access to main road and motorway networks
- Garage/workshop block set within pretty gardens
- Productive pasture and amenity paddocks adjoining the bungalow
- EPC Rating D

Cwmnantyrallwys Farm Panthowell Ddu Road, Neath

SA11 2TY

A delightful smallholding extending to approximately 4.5 acres, enjoying an excellent courtyard setting amidst wonderful rolling countryside, yet conveniently located just a short distance from the busy village of Briton Ferry, which offers a wide range of amenities together with excellent road and motorway connections. The property comprises an attractive detached traditional bungalow together with a useful garage/workshop block, all standing within pretty and well-maintained garden grounds. The bungalow offers comfortable accommodation with tremendous charm and versatility, briefly comprising: Reception Hall, Lounge with feature fireplace, Dining Room, Kitchen, 3 Bedrooms and Bathroom. The property further benefits from oil fired central heating. To the rear of the bungalow are productive pasture and amenity paddocks arranged into convenient enclosures, ideal for smallholding, equestrian or lifestyle use.

Further land is also available by separate negotiation.

A rare opportunity to acquire an appealing rural property in a highly convenient location — viewing is highly recommended to fully appreciate all that is on offer.



Council Tax Band: D



RECEPTION HALL



14'0" x 4'2"
Plate rail. Radiator

INNER HALL

6'10" 5'8"
Access to attic space. Radiator.

LOUNGE



13'11" x 11'10"
Tiled surround fireplace. Radiator

DINING ROOM/BEDROOMN4



10'11" x 10'7"
Radiator

KITCHEN/BREAKFAST ROOM



11'11" x 9'9"
Single drainer stainless steel sink unit. Base and wall cupboards. Worcester oil fired boiler for heating requirements. Built in linen cupboard with radiator. Part tiled walls. Plumbed for automatic washing machine. Terrazzo tiled floor. Radiator.

BEDROOM



12'9" x 11'10"
Radiator

BEDROOM



11'10" x 10'10"
Radiator

BEDROOM



9'8" x 7'10"
Radiator

SHOWER ROOM

6'11" x 6'6"

Walk in shower area with AKW shower and glazed surround. Hand basin with chrome mixer tap on vanity cupboard. Low level WC. Restated panelled walls. Chrome towel heater.

OUTSIDE

The property is approached over its own driveway from the county road that leads to a spacious yard at the front of the bungalow providing ample parking. Alongside the driveway is the Kennel and workshop building.

GARDEN

To the front of the bungalow is a well established garden with many attractive shrubs and herbaceous borders.

LAND



Extends to 4 acres or thereabouts of pasture and amenity woodland enclosures around the bungalow

SERVICES

We are advised that the property is connected to mains electricity and water. Private drainage

TENURE AND POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

OUT OF OFFICE HOURS

Jonathan Morgan

VIEWING

By appointment with Morgan Carpenter 01558 821269

WEBSITE

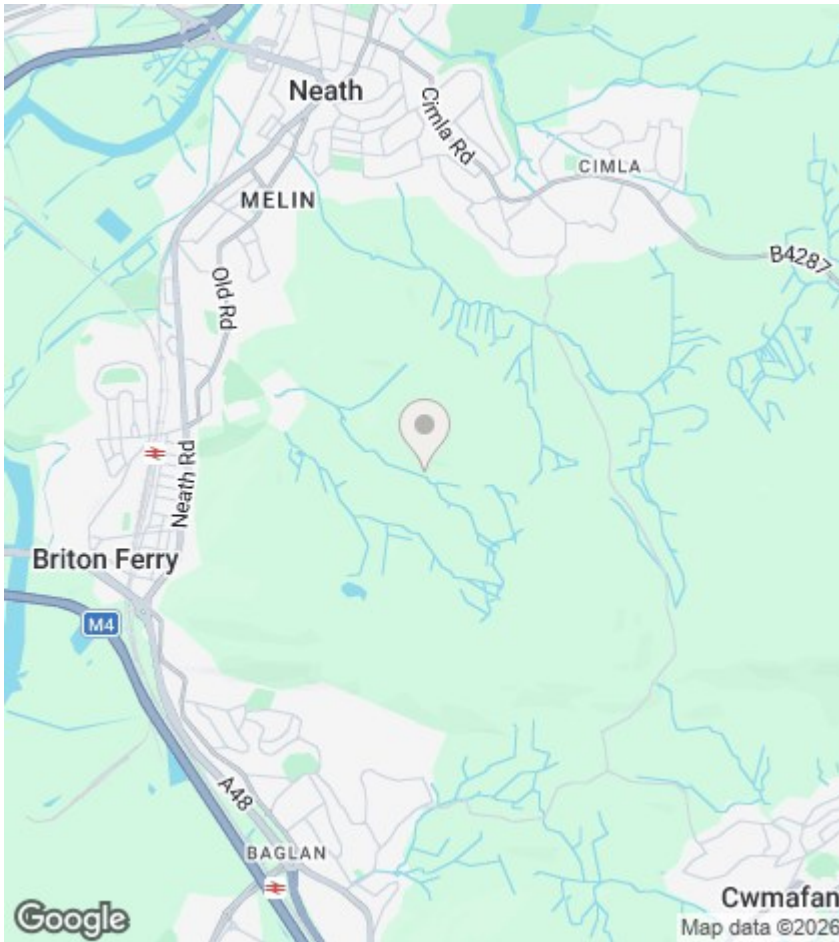
View all our properties on:

www.morgancarpenter.co.uk; www.rightmove.co.uk;

www.zoopla.co.uk; www.primelocation.com, or

www.onthemarket.com





Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	66
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

