



Wern Villa Ystradfellte Road, Pont Nedd Fechan, SA11 5UW

Neath

Wern Villa

SATNAV USERS: SA11 5UW

Impressive country house of approx 3500 ft²; well-appointed and spacious living and bedroom accommodation, grounds of approximately 1 acre, in a peaceful location on the periphery of Pontneddfachen.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Detached country house sits in a plot of approximately one acre of landscaped grounds. Built approximately thirty five years ago to the very highest of standards and now offering a self contained one bedroom annex, the property offers spacious living and bedroom accommodation ideal for a large extended family. The property is situated in the popular and picturesque village of Pont Nedd Fechen, well known for its idyllic setting, with beautiful natural waterfall walks just a short stroll away and reputable public houses to relax and unwind in. Recently this grand home has been sympathetically refurbished to the highest of standards and was originally designed to fit in with the overall aesthetic of the area, with stone mason built walls and double glazed sash windows. The property is entered via a solid oak door into an impressive and very welcoming reception hallway, with an American oak staircase rising to the first floor galleried landing, solid American oak wood flooring and doorways leading to the lounge, sitting room, kitchen, cloakroom and storage cupboard.

Double doors lead off the hallway through to the living room, with multiple sash window to the front and side elevations, flooding the room with natural light. There is a continuation of the American oak flooring as the hallway and a focal wood burning stove is set within a light marble fireplace to one wall. Double doors to the rear of the room open into the large formal dining area, with a continuation of the same oak wood flooring as the lounge. It offers sash windows to the side and rear elevations, with a set of wooden and part glazed double doors to one side leading into the conservatory extension. The conservatory is a UPVC woodgrain affect framed construction, with glazed roof, slate tiled flooring, plumbed central heating, central fan light and offers beautiful views over the gardens. To the opposite end of the formal dining room, a doorway leads through into the spacious kitchen/breakfast room. It offers an extensive range of base, larder, wall mounted and dresser units, with an island proudly positioned centrally within the room offering additional drawer storage. The kitchen further benefits from an integrated Aga cooking range, a four ring electric hob, sunken sink unit within the island, ceramic tiled flooring and a set of bi-fold doors allow for views and access into the private, enclosed patio area.

Leading off the kitchen/breakfast room, a doorway provides access into the large utility room and boot room. The area has a continuation of the same ceramic tiled flooring as the kitchen and the area houses the modern gas combination boilers, concealed within a large storage cupboard. The utility room has a continuation of fitted base and wall mounted units, complimenting those within the kitchen. All expected white goods are housed here, to include; washing machine and integrated dishwasher and a ceramic Belfast sink is set below a side sash window. The boot room area also offers a pedestrian door to the rear, providing access into the enclosed patio area.

Back off the hallway the remaining reception room is currently used as a cosy sitting room. The room enjoys far ranging views from the front sash windows, newly fitted carpet flooring and a contemporary free standing, wood burning stove to one corner. The last two remaining doors provide access to a large cloaks storage cupboard and a useful ground floor cloakroom.

To the first floor, an impressive galleried landing with space for a sitting area has a large sash window to front enjoying far reaching views. The staircase and landing has been crafted using the beautiful American oak and divides left and right. The first floor offers five bedrooms including a Master bedroom suite, with a dual aspect sash windows, recently fitted carpet flooring, walk in dressing area with bespoke floor to ceiling wardrobes and access into a contemporary fitted en-suite bathroom. The bathroom features a free standing bath, double walk in shower cubicle, low level WC and a vanity wash hand basin. There is modern ceramic tiled flooring, a modern vertical radiator, sash window to the side and splashback tiling to all wet areas.

Bedroom two is located to the rear of the property and boasts an abundance of built-in wardrobe cupboards, with sash window to both side and rear elevations. The room benefits from fitted carpet flooring and a doorway to one side provides access into the private en-suite bathroom. The en-suite has been fitted with a free standing roll top bath, low level WC and pedestal wash hand basin. There is full tiling to all walls and flooring and a window to the side.

The three remaining bedrooms will all house a double bed comfortably. Bedrooms three and four have built-in wardrobes and all feature sash windows providing far ranging views. These remaining bedrooms all share the use of the recently refurbished family shower room, with large walk in shower cubicle unit, vanity wash hand basin and low level WC. There is marble tiled flooring, with matching splashback tiling within the shower unit, contemporary gold fixtures including a wall mounted towel rail and shower control handles and a sash window to the rear.

Outside the property sits in grounds totalling approximately one acre. A sweeping driveway is accessed via a set of electric motor controlled double gates that leads from the road up to a large paved parking area, offering ample off road for many cars ahead of a detached, timber constructed double garage. The garage offers two electric roller shutter doors to the front, a pedestrian door to the side and benefits from power supply. Lawned gardens lie the front, side and rear of the property which is bordered by mature hedge row and stock proof fencing. At the rear of the property is an enclosed paved patio area, with paving stones recently upgraded offering an ideal place to relax or keep as an area cordoned off from the vast lawn space.

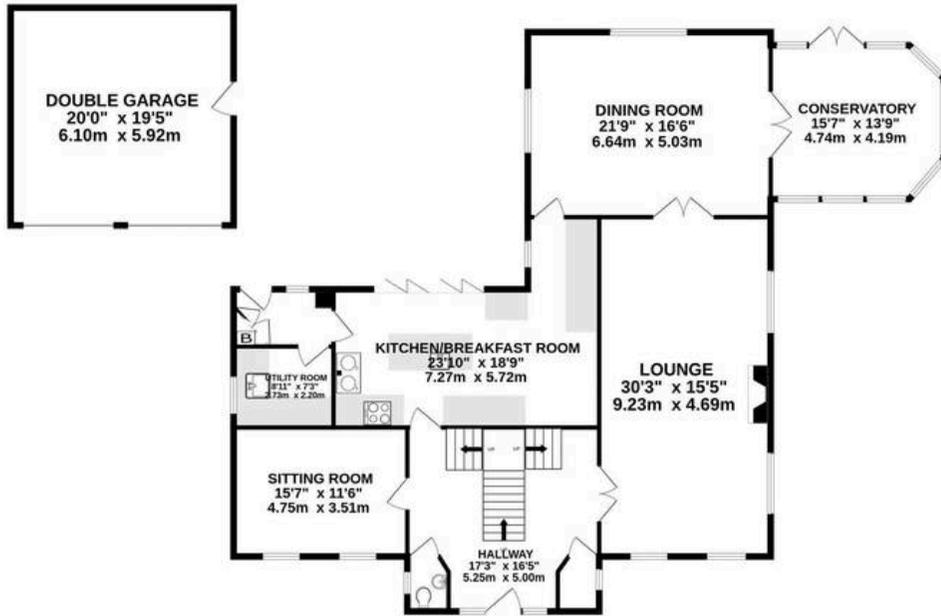
The previous detached double garage, now converted into a self-contained annex. The annex currently offers one large bedroom (could be partitioned to create two small double bedrooms) and a large open plan kitchen/living area. Original garage doors have been replaced with windows and sliding patio doors, with the annex benefitting from its own independent heating source.



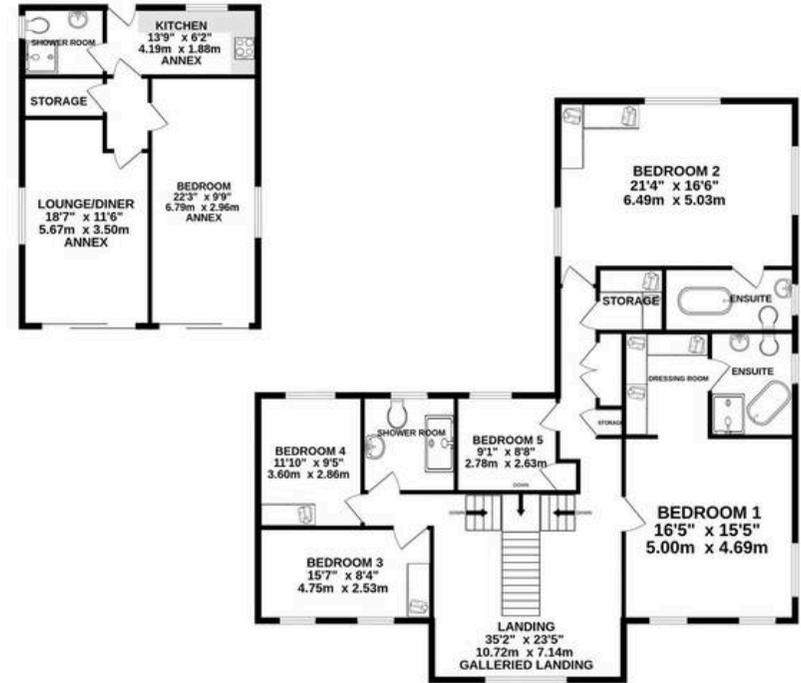
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GROUND FLOOR
2314 sq.ft. (215.0 sq.m.) approx.



1ST FLOOR
2221 sq.ft. (206.4 sq.m.) approx.



TOTAL FLOOR AREA : 4535 sq.ft. (421.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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