



Fairview, Llanfabon Road
Nelson, CF46 6PJ





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7 Bedrooms : 5 Reception Rooms : 4 Bathrooms

Watts & Morgan are excited to market this exceptional seven bedroom family home set within 4.25 acres. Situated minutes from the hamlet of Llanfabon with its tiny church and friendly local, yet just a short drive to the A470 and the M4 Motorway. Dating back to early 1800's but re-built in 2001, it retains some of the original charm yet has all the benefits of a modern property, gas (LPG) central heating, solar panels, solar hot water heating system and security system whilst retaining its registered smallholding status and the original charm of an attached barn lending itself to conversion for ancillary accommodation or potential business premises. Accommodation comprises; porch, hallway, sitting room, open plan kitchen/dining/ living room, cellar, formal dining room, garden room, study, cloakroom, utility room, shower room, gym and barn. A spacious master suite with dressing room, en-suite and balcony, six further double bedrooms, bathroom and shower room. Also benefits from double and single garages, beautifully landscaped gardens and grounds and a driveway providing off-road parking. Being sold with no onward chain. EPC Rating: TBC.

Directions

- Cardiff City Centre 18.9 miles
 - M4 (J32) 12.6 miles
-

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Summary of Accommodation

GROUND FLOOR

Entered via a partially glazed uPVC door with glazed side panels into a porch enjoying tiled flooring, tiled walls and two uPVC double glazed windows to the side elevations. A second wooden door leads into a large welcoming hallway enjoying continuation of tiled flooring, two recessed storage cupboards, a wall mounted alarm system, a ceiling rose with central feature light point, a uPVC double glazed window to the front elevation and a carpeted oak staircase leading to the first floor. The dual aspect sitting room is part of the original house and enjoys carpeted flooring, a central feature multi-fuel burner with a bespoke granite surround and hearth, three ceiling roses with feature light points and two uPVC double glazed windows to the front/rear elevations. The open plan kitchen/dining/living area is the heart of the home. The kitchen has been fitted with a range of wall and base units granite work surfaces. Integral 'Neff' appliances to remain include; an electric oven, a combination microwave, a 4-ring ceramic hob with an electric fan over and a dishwasher. Space has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, recessed ceiling spotlights, partially tiled walls, an undermounted stainless steel bowl and a half sink with a mixer tap over and two uPVC double glazed windows to the rear elevation providing spectacular countryside views. The living area benefits from carpeted flooring and a large uPVC double glazed window to the side elevation. The fully tanked cellar is a versatile storage area accessed from the kitchen and enjoys a tiled staircase and tiled flooring. The formal dining room enjoys carpeted flooring, a central feature light point, two uPVC double glazed windows to the side elevation and access into the garden room. The garden room benefits from tiled flooring, recessed ceiling spotlights, two large uPVC double glazed windows to the side/rear elevations and uPVC double glazed bi-folding doors leading out to the rear patio. The study enjoys carpeted flooring, a range of bespoke fitted storage cupboards, shelving and desk space, a central ceiling feature light point and two uPVC double glazed windows to the front/side elevations. The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a pedestal wash-hand basin and a WC. The cloakroom further benefits from tiled flooring, tiled walls and an obscured uPVC double glazed window to the side elevation. The rear lobby provides access to the utility room and the Barn and benefits from tiled flooring, tiled walls, a uPVC double glazed window to the rear elevation and a uPVC partially glazed door leading to the rear garden.

The utility room has been fitted with a range of base units with a granite work surface. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from tiled flooring, recessed ceiling spotlights, a loft hatch providing access to loft space, a recessed storage cupboard and a wall mounted 'Worcester' boiler.

The downstairs shower room has been fitted with a 3-piece white suite comprising a glass shower cubicle with an electric shower over, a pedestal wash-hand basin and a WC. The shower room further benefits from continuation of tiled flooring, tiled walls, recessed ceiling spotlights and an obscured uPVC double glazed window to the rear elevation.

The gym is a versatile space enjoying wood effect laminate flooring, recessed ceiling spotlights, a large feature uPVC double glazed window to the side elevation providing spectacular panoramic countryside views and a partially obscured uPVC double glazed door leading to the side elevation.

The first floor, above the gym, is made up of two spacious rooms currently used for storage and offers an opportunity for conversion to a sizeable ancillary accommodation for income generation or business premises (subject to appropriate consent). The space enjoys original exposed brick walls, exposed wooden beams, uPVC double glazed windows and roof lights.

FIRST FLOOR

The first floor landing enjoys carpeted flooring, two recessed storage cupboards, one of which houses the hot water cylinder and a carpeted staircase leading to the second floor.

The master suite is a spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes, a fitted kitchenette area, recessed ceiling spotlights, three uPVC double glazed windows to the sides and rear elevation providing spectacular elevated countryside views and a uPVC partially glazed door leading to a balcony. The en-suite has been fitted with a 4-piece white suite comprising; a glass shower cubicle with a thermostatic shower over, a pedestal wash-hand basin, a bidet and a WC. The en-suite further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, a wall mounted chrome towel radiator and an obscured uPVC double glazed window to the rear elevation.

Bedroom two is a spacious double bedroom enjoying carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the front elevation.

Bedroom three is another spacious double bedroom and enjoys carpeted flooring, a range of recessed storage cupboards and a uPVC double glazed window to the front elevation.





Bedroom four is a spacious double bedroom enjoying carpeted flooring and a uPVC double glazed window to the side elevation.

Bedroom five is a further double bedroom enjoying carpeted flooring and two uPVC double glazed windows to the side/front elevation.

The bathroom has been fitted with a 3-piece white suite comprising; a panelled whirlpool bath with a hand-held shower attachment, a pedestal wash-hand basin and a WC. The bathroom further benefits from tiled flooring, tiled walls and an obscured uPVC double glazed window to the side elevation.

The shower room has been fitted with a 3-piece white suite comprising; a glass shower cubicle with a thermostatic shower over, a pedestal wash-hand basin and a WC. The shower room further benefits from tiled flooring, tiled walls and recessed ceiling spotlights.

SECOND FLOOR

The second-floor landing enjoys carpeted flooring, eaves storage and a roof light.

Bedroom six is a double bedroom enjoying carpeted flooring, a recessed storage cupboard, eaves storage and three roof lights.

Bedroom seven is another double bedroom and enjoys carpeted flooring, a recessed storage cupboard, eaves storage and a uPVC double glazed window to the side elevation.

GARDENS AND GROUNDS

Fairview is approached off the road via electric gates onto a block paved driveway providing off-road parking for several vehicles, beyond which is an integrated double garage with an electric roller door. A second single garage accessed from the front elevation also benefits from an electric up and over roller door and a versatile mezzanine level. The front garden is predominantly laid with chippings and provides off-road parking for several vehicles. The property benefits from a beautifully landscaped rear garden with a variety of mature shrubs and borders, a patio area provides ample space for outdoor entertaining and dining. Registered as a smallholding, the property further benefits from agricultural land of approx. 4 acres used to graze sheep and has previously been used for horses.

SERVICES AND TENURE

Freehold.

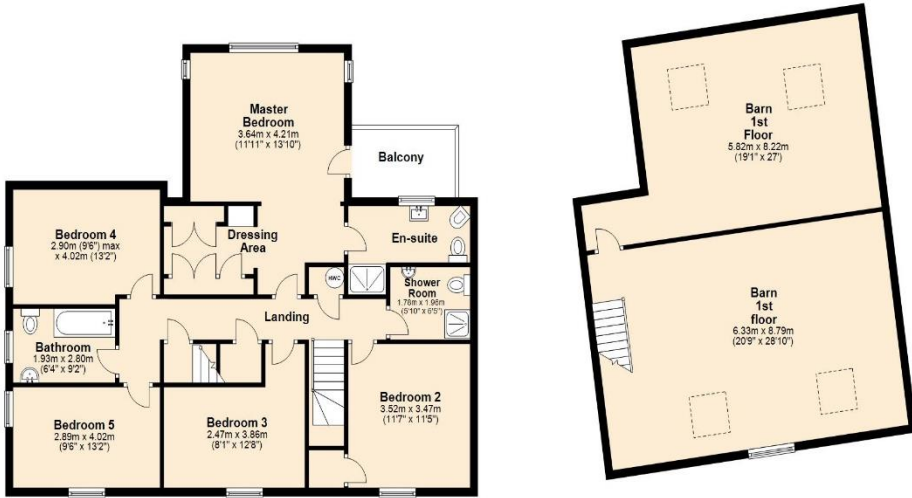
Mains electric and water connected. LPG gas tank for heating and a septic tank for sewage.

The property further benefits from income generating solar panels and a solar hot water heating system.



First Floor

Approx. 180.1 sq metres (1936.4 sq. feet)



Ground Floor

Approx. 265.7 sq metres (2869.6 sq. feet)



Total area: approx. 495.1 sq. metres (5329.3 sq. feet)

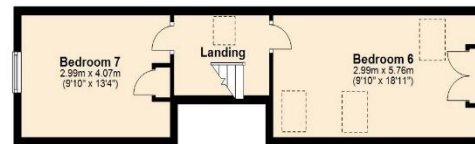
Plan produced by Watts & Morgan LLP
Plan produced using Planitip



AWAITING EPC GRAPH

Second Floor

Approx. 349.9 sq metres (3759 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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