



Heol Y Graig offers in the region of £425,000

- Sizable Driveway & Garage
- Multi-Generational With Spacious Outbuilding / Garden Office
- Nestled Into the Forestry of Cwmgrwch
- Beautifully Presented, Extended Family Home
- Wrapping Thematic Gardens
- EPC Rating: Awaited



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About the property

Deceptively spacious, residing on a sizable, multi-cultured plot and nestled away in the forestry beside Cwmgrwch, this beautifully presented forever home is now available for sale! Boasting excellent links to renowned local schools including Blaengwrch Primary, Llangatwg Comprehensive (soon-to-be Super School) and Neath College! Fantastic for commuters looking to come home to the country life, with fantastic access onto the A465 leading to the M4 corridor and the A470! The home is approached by a gated fore-court laid with beds of mature shrubbery, widely opening into the wrapping rear garden. This comprises of trellis fenced flower gardens, multiple glass houses, extensive lawns, wild flowers and a looping driveway. Atop the plot resides a detached garage and 'Log cabin' with potential for conversion to Airbnb and external annex, currently used as a work space. The home is fitted with an external Worcester Bosch boiler and a LA Spa Jacuzzi will be included with the sale! Internally, the property comprises of an entrance porch, flowing into the fitted kitchen. An inner hallway then leads into the ground floor bedroom, family bathroom and both sitting rooms each having multiple windows and installed fuel burners. A study space houses a flight of stairs leading to the first floor bedrooms with a shower unit and en-suite bathroom. Internal viewings are highly recommended to truly appreciate this gorgeous home!

Accommodation

Entrance Porch

Kitchen

13' 9" x 11' 9" (4.19m x 3.58m)

Inner Hall

Study

10' 7" x 9' 5" (3.23m x 2.87m)

Sitting Room

18' 9" x 10' 6" (5.71m x 3.20m)



Living Room

17' 9" x 11' 6" (5.41m x 3.51m)

Bedroom One

17' 1" x 10' 6" (5.21m x 3.20m)

Bathroom

Bedroom Two

14' 5" x 10' 3" Max (4.39m x 3.12m Max)

Bedroom Three

10' 5" x 9' 7" Max (3.17m x 2.92m Max)

Wrapping Gardens

Garage + Outbuilding

Floorplan



Total floor area 150.3 m² (1,618 sq.ft.) approx

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