

NEW
INSTRUCTION



Plas Coedffaldau, Coedffaldau Road, Rhiwfawr SA9 2RL

Offers in the region of £380,000

Detached Historic Residence
Popular Rural Area of Rhiwfawr
Four Bedrooms (with pot. for a further three
STP)

Original Features and Character
Panoramic Views of Welsh Mountains
EPC TBC



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RB/WJ/53480/281016

DESCRIPTION

TRADITIONAL, HISTORIC RESIDENCE IN RURAL LOCATION WITH PANORAMIC VIEWS...

We are delighted to present this traditional Welsh country residence dating back to 1876. Set in the picturesque and rural location near Rhiwfawr, this property offers spacious reception rooms, four bedrooms and a multitude of original features. Formerly the residence of the renowned artist John Uzzell Edwards, the property is well presented, eclectic and decorated sympathetically to the age of the house. The property retains many original features and character such as ornate staircase, fireplaces, attic rooms and a cellar but still incorporates practically designed modernisations such as a fitted kitchen, cloakroom and double garage. Viewing is highly recommend to truly appreciate the character of this property.

ENTRANCE HALLWAY

Entered via solid wood door to front with single panel glass, stairs to first floor, decorative coving and skirting, doors to;

SITTING ROOM

15'8 (19'4 into bay) x 12'8 (4.78m (5.89m into bay) x 3.86m)
Single glazed original French doors to garden with view to the front of the property with internal secondary glazing, radiator, feature fireplace with marble hearth and mantle, alcove storage, decorative coving and skirting, carpet.

FAMILY ROOM

15'7 (19'1 into bay) x 12'8 (4.75m (5.82m into bay) x 3.86m)
Single glazed original French doors to garden with views to front of the property with internal secondary glazing, radiator, feature fireplace with wood burning stove and iron mantle and tiled hearth, carpet, decorative coving and skirting, door to;

CONSERVATORY

13'00 x 8'2 (3.96m x 2.49m)
Single glazed panelled conservatory-lean to providing access to cellar space, door to side vegetable garden.

KITCHEN

17'3 x 7'5 (5.26m x 2.26m)
Single glazed window to side with secondary internal glazing, single glazed door to side providing access to the side of the property and vegetable garden, fitted with a range of wall and base units with work surface over, double stainless steel sink and drainer unit, space for cooker and washing machine, lino flooring, storage cupboard, door to;

UTILITY AREA

8'1 x 7'8 (2.46m x 2.34m)

Two storage cupboards, piping for water supply, carpet, built-in storage shelves, door to;

REAR HALLWAY

Wood door to rear providing access to the driveway and garage, door to;

STUDY

17'3 x 10'1/13'7 (5.26m x 3.07m)
Single glazed window to side with secondary internal glazing, original feature fireplace with wood surround, alcoves storage cupboards housing the LPG gas wall mounted combination boiler, carpet, skirting, radiator.

CLOAKROOM

Low level WC, wash hand basin in storage unit, wood floor boards, limited headroom.

FIRST FLOOR LANDING

Carpet, radiator, stairs to attic area, archway to bedrooms, doors to;

FAMILY BATHROOM

9'3 x 6'3 (2.82m x 1.91m)
Single glazed window with internal secondary glazing, laminate wood flooring, four piece suite comprising low level WC, panelled bath, pedestal wash hand basin, single shower cubicle, localised tiling, heated towel rail.

MASTER BEDROOM ONE

15'5 x 12'6 (4.70m x 3.81m)
Single glazed window to front with internal secondary glazing, radiator, feature fireplace with original wrought iron surround and wood mantle, carpet, skirting, pedestal wash hand basin.

BEDROOM TWO

15'3 x 12'5 (4.65m x 3.78m)
Single glazed window to front with internal secondary glazing, radiator, carpet, temporary fitted storage space, feature fireplace with original wrought iron surround and wood mantle.

BEDROOM THREE

14'2 x 7'6 (4.32m x 2.29m)
Single glazed window to side with secondary glazing, radiator, original corner fireplace with wood surround, carpet.

BEDROOM FOUR

16'9 (18'4 into wardrobe) x 7'7 (5.11m (5.59m into wardrobe) x 2.31m)
Single glazed window to side with secondary internal glazing, radiator, fitted storage cupboard, carpet, skirting.

ATTIC HALLWAY

Exposed beams open onto;

ATTIC STUDIO WORK SPACE

34'3 x 8'6 (10.44m x 2.59m)
Double glazed window to front with panoramic views, exposed beams, two single panel windows to front also

with views, vaulted ceiling. There is potential for conversion to attic bedroom subject to the necessary planning consents and building regulations.

ATTIC REAR STUDIO WORK

SPACE

13'1 x 8'8 (3.99m x 2.64m)
Skylight window, exposed stone wall, exposed beams, vaulted ceiling. There is potential for conversion to attic bedroom subject to the necessary planning consents and building regulations.

CELLAR

EXTERNALLY

The property features a **DOUBLE GARAGE** with up and over door accessed via gated driveway providing parking for approximately 4 /5 cars. The garden features 2 block built **OUTHOUSES**, one with WC and a wood panelled construction **SUMMERHOUSE** in the vegetable garden area. LPG gas tank. The garden wraps around the property and is mainly laid to lawn with a wide variety of mature trees, shrubs and perennials, mature vegetable garden in need of some maintenance.

SERVICES

Mains services are connected to the property.

WINTER SCENE

SUMMER SCENE

VIEWING

By appointment with the selling Agents on 01792 864900 or e-mail pontardawe@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Pontardawe showroom proceed through High Street. Continue along this road to the A4067 by-pass and turn left. Upon reaching the second roundabout turn left signposted for Cwmtwrch. Proceed through lower and upper Cwmtwrch and continue through the villages of Ystradowen and Cwmllynfell. Continue along New Road and onto Gwilym Road. Take the first left hand turn onto Bryn Road which proceeds onto Coedffaldau Road. The property will be located on your left hand side highlighted by a John Francis sign.