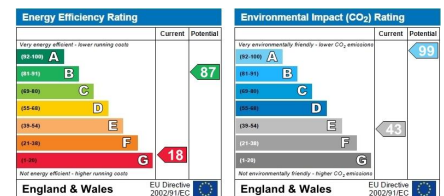




Crwca Bach, Felindre SA57PQ

Offers in the region of £250,000

Two Bedroom Cottage
Rural Location
Fantastic Views
Approximately Two Acres
EPC: G18



John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

KJ/KH/60596/101117

DESCRIPTION

A rare opportunity to purchase a charming Welsh cottage, complete with approximately two acres. The property is set in an idyllic rural location with spectacular views across the Felindre countryside. The property was originally constructed in the 1700s and has been sympathetically renovated over the years by the current owners. To the rear of the property you can meander down the garden which has a walk way to take in the sights of a small waterfall and the River Lliw or take a seat on the wrap around decking to enjoy the sight and sounds of nature unfolding.

RECEPTION ROOM ONE/ DINING ROOM

17'3 x 15'4 (5.26m x 4.67m)
Enter the property via a wooden door into the first reception room. Two original stained glass sash windows to front, Spanish tiles with oak inlay floor, beamed ceiling, wood burning stove providing partial heating to the home, tiled hearth with bespoke mantelpiece, bespoke staircase to first floor.

KITCHEN

13' x 6'5 (3.96m x 1.96m)
Fitted with a range of wall and base units, tiled floor, Range master, ceramic sink and drainer with mixer tap, Ceiling rack for Pots and Pans suspended from the ceiling with a pulley system. Window to side, stable door with stained glass window, skylight. Door to;

WET ROOM

Wooden door to Wet Room
Tiled floor, low level flush WC, double glazed obscure window to side, radiator,

heated towel radiator, tiled walls.

LOWER GROUND FLOOR

Door to -

RECEPTION ROOM TWO

21'1 x 9'5 (6.43m x 2.87m)
Wood floor, double glazed patio door to rear, double glazed windows to rear and side, two radiators, vaulted ceiling with original beams, storage to under stairs and roof area.

BEDROOM ONE

13'1 x 9'6 (3.99m x 2.90m)
Wooden floor, picture windows to rear, double glazed window to side, built-in wardrobes, downlighters, door to;

EN-SUITE

Low level WC, wash hand basin, storage.

BEDROOM TWO

9'4 x 5'6 (2.84m x 1.68m)
Double glazed patio doors to side opening out to decked area, radiator, downlighters, wooden floor.

EXTERNALLY

To the front of the property there is parking for one small vehicle, a large wooden gate opens to an area laid to lawn which leads to a **GARAGE**, there is also a gas tank for the property position here. To the side entrance is a paved area with a wooden store and a porch area leading to the front door. The property also benefits from a wrap around deck which can be accessed from several areas within the property. To the kitchen side of the property there is a storage shed and outdoor eating area. There is a further laid to lawn area which is home to a pear and apple tree, this leads to a made pathway. The pathway winds down through a variety of mature trees and shrubs to the

River Lliw. There is also a pulley system in place to bring the wood for the fire up to the top of the garden.

SERVICES

We are advised that mains services are connected to the property.

PLEASE NOTE

There is knotweed located within the property boundary. The vendor had a treatment carried out two months prior to marketing. The vendor is willing to put a full treatment plan in place if necessary.

VIEWING

By appointment with the selling Agents on 01792 311910 or e-mail morrison@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 Morriston branch, head north-west on Clase Road towards Glantawe Street. At the roundabout, take the 4th exit and stay on the A48. Turn left onto the B4489. At the roundabout, take the first exit and stay on the B4489. At the roundabout, take the second exit and stay on the B4489. Turn left and follow the road where the property will be located on the left-hand side.