



2 Hendrefawr, Rhigos, CF44 9RJ
Asking price £319,950

Manning
Estate Agents
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No onward chain. Away from congested roads, backing onto open farmland situated within large mature and well presented grounds this well established extended 4 bedroom family property is located in the semi-rural village of Rhigos. VIEWING IS ESSENTIAL TO APPRECIATE THE SIZE AND POTENTIAL OF THIS WELL PRESENTED PROPERTY WITH LARGE OUTBUILDING IDEAL FOR BIKE/STORAGE/WORKING FROM HOME/WORKSHOP. Extensive level lawn gardens, private rear patio, entrance drive with multiple off road parking. Upvc double glazed windows and gas central heating.

Local Area

The property is located on the outskirts of the semi rural village of Rhigos close the A465 inter valley link road offering good access to A470 & M4 corridor. Within close proximity of local primary school, great forestry walks and mountain bike trails, local amenities and bus route on the edge of The Brecon Beacons National Park.

Accommodation comprises of :-

Entrance porch, hallway, spacious lounge, sitting room, dining room, large kitchen/diner, downstairs shower room, games room/sun room/study area, downstairs cloakroom, 4 great size bedrooms with walk in wardrobe and main bathroom to first floor.

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Entrance porch

Sliding Upvc double glazed door.

Hallway

Stairs to first floor. Understairs storage cupboard. Radiator. Carpet to floor. Stained glass panelled door and side window.

Front Lounge

Upvc double glazed window to front aspect. Radiator. Feature fireplace. Archway through to

Rear sitting room

12'5 x 11'2 (3.78m x 3.40m)

Radiator. UPVC double glazed window to rear aspect.

Dining room

11' x 12'5 (3.35m x 3.78m)

Sliding UPVC double glazed doors to rear. Radiator. Tiled floor. Double doors through to kitchen.

Modern Shower room

With modern suite in white comprising Vanity wash hand basin. Tiled shower cubicle. Heated towel rail. Tiled flooring. Electric shower.

Fitted kitchen/Diner

14' max 9'3 min 18'9 max x 10'10 min
(4.27m max 2.82m min 5.72m max x 3.30m min)

With an excellent range of wall and base units incorporating sink unit, 2 1/2/ Bowl. Provision for dishwasher. Brick feature wall. Wine rack. Integrated bin. 2 x radiators. Extractor hood. Cooking by electric or gas. 2 UPVC window to front and side. Tiled floor.

Downstairs cloakroom

Modern white suite comprising vanity wash hand basin, w.c., tiled walls and floor. Wall mounted mirror.

Games room/sun room/study

14'9 min x 35' max 21'10 max x 7'9 min
(4.50m min x 10.67m max 6.65m max x 2.36m min)

Wall mounted gas boiler serving hot water and heating system. Provision for washing machine and tumble dryer. 2 UPVC back doors. 5 x UPVC windows. Tiled floor. 4 x radiators.

Landing

Bedroom 1

12'7 x 15'9 (3.84m x 4.80m)

Radiator. UPVC window to rear. Range of fitted wardrobes and drawers. Dressing table and cupboards. Carpet to floor.

Bedroom 2

10'9 x 13'6 (3.28m x 4.11m)

Radiator. UPVC window to rear. Laminated flooring. TV aerial point. Leading on to

Walk in dressing room

4'9 x 10'9 (1.45m x 3.28m)

Carpet. UPVC window to front.

Bedroom 3

13'5 x 11'11 (4.09m x 3.63m)

Laminated flooring. UPVC window to front. Radiator. Built in storage. TV aerial point.

Bedroom 4

10'3 x 10'6 (3.12m x 3.20m)

Carpet to floor. UPVC double glazed window to front. Radiator. Storage box.

Main bathroom

10'4 x 6'4 (3.15m x 1.93m)

Modern white suite comprising Laminated flooring. Radiator. Tiled walls. P shaped bath with shower over bath and shower screen. UPVC double glazed window to rear. Wash hand basin. W.C. Airing cupboard with radiator.

Outside

Front gates give access to ample off road parking and extensive grounds to front, side and rear mainly laid to lawn. Large outbuilding to rear presently used as storage with power and water connected.

Storage building/Workshop

15' x 25' (4.57m x 7.62m)

Power and water connected.





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The Property Misdescription Act 1991

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