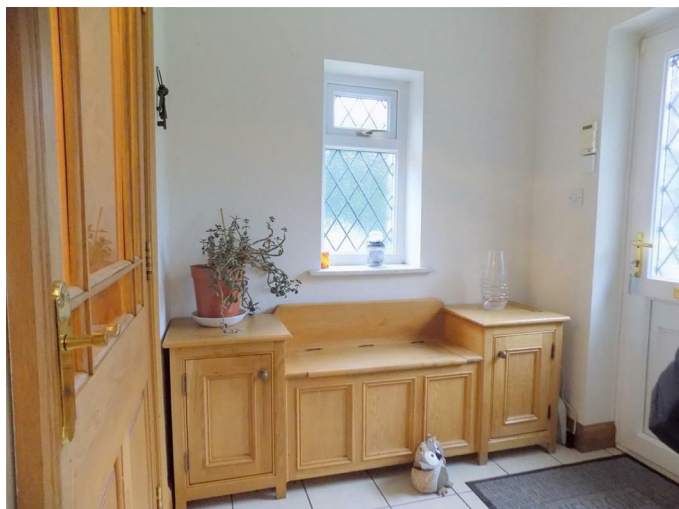


Aberclwyd Farm Pentreclwyda, Resolven, Neath, Neath Port Talbot, SA11 4DU

Asking Price £1,450,000

Set in a semi-rural location, close to many local attractions including Aberdulais and Glynneath Waterfalls and the Beautiful Brecon Beacons National Park, an imposing Small holding Country farmhouse which boasts well-proportioned reception rooms and family accommodation all of which are presented beautifully. The gardens surrounding the property are laid to lawn with fencing, mature trees, hedges and offers some lovely views over the surrounding countryside. In all the property and grounds extends to about 46.6 acres with 5 commercial outbuildings, double detached stone garage and well looked after swimming pool. Accommodation affords, 5/6 bedrooms, 3 bathrooms, 3 receptions, log burners, quality fitted kitchen diner, quality finishing throughout, Summer house which is a perfect pad for teenagers or visitors, two gated entrances. Viewing comes highly recommended to appreciate this stunning property.

Entrance Porch



With tiled floor, double glazed window to side, door to:

Lounge 22'6" x 18'9" (6.85 x 5.72)



With beautiful stone feature fireplace with mock wood burner, dado rail, solid oak flooring, double glazed window to front and french doors to rear, mock beams to ceiling, stairs to first floor.

Shower room 11'1" x 3'10" (3.37 x 1.17)



With double shower cubicle, w.c. in sealed unit and sink in cream vanity unit, tiled floor, spotlights to ceiling, heated towel rail, part tiled walls.

Living Room 22'5" x 12'10" (6.84 x 3.91)



Beautiful stone feature fireplace incorporating multi fuel log burner, double glazed french doors to rear, ornate coving, double glazed window to front, spotlights to ceiling, 2 radiators, dado rail, solid oak flooring, stairs to first floor.

Drawing Room 17'1" x 16'3" (5.21 x 4.95)



With range of bespoke solid oak fitted shelving, cupboards and drawers incorporating computer desk, double glazed window to side and rear, covered radiator, solid oak flooring, understairs cupboard, stairs to first floor.

Bedroom 6 17'4" x 15'4" (5.28 x 4.67)

With 2 velux lights, tongue and groove to ceiling, radiator.

Kitchen/Breakfast Room 17'6" x 15'5" (5.33 x 4.70)



Bespoke fitted kitchen in cream with extensive range of base and wall units with glass display cupboards and LG work surfaces, incorporating Belfast sink, space for American fridge/freezer, washing machine, tumble dryer and Range style cooker, beams to ceiling, built-in wine rack and plate rack, tiled floor, double glazed windows to front and side, 2 covered radiators.

Bathroom 12'1" x 6'5" (3.69 x 1.95)

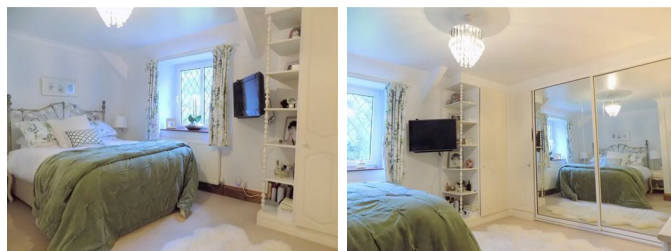
With 4 piece suite in white comprising freestanding roll-top bath with shower attachment to taps, w.c., wash hand basin, quadrant shower cubicle, double glazed window to rear, tiled floor, radiator, coved ceiling.

Landing 14'1" x 11'11" (4.29 x 3.62)



With coved ceiling, access to roof space.

Master Bedroom 15'3" x 15'3" (4.64 x 4.64)



Range of bespoke fitted wardrobes with sliding mirror doors, leaded light double glazed window to rear, coved ceiling, radiator.

Bedroom 2 11'4" x 10'1" (3.45 x 3.07)

with double glazed window to front, radiator, coved ceiling.

Bedroom 3 15'0" x 10'8" (4.56 x 3.26)



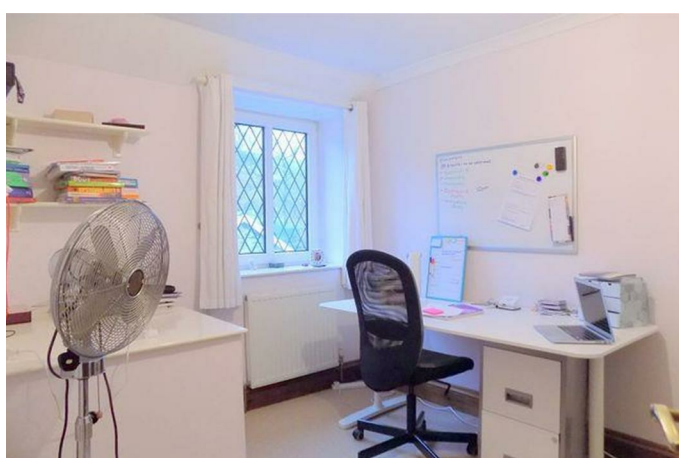
With range of bespoke fitted wardrobes in cream with matching dressing table and bedside cabinets, double glazed window to front, radiator, coved ceiling.

Bedroom 4 13'10" x 11'3" (4.21 x 3.44)



With range of bespoke fitted wardrobes, double glazed window to front, radiator, coved ceiling.

Bedroom 5 10'1" x 8'3" (3.07 x 2.52)



With double glazed window to front, coved ceiling, radiator.

Family bathroom. 8'0" x 8'0" (2.45 x 2.45)



With 3 piece suite in white comprising corner bath with hand held shower and seat, w.c., wash hand basin, part tiled walls, tiled floor, radiator.

Outside garden



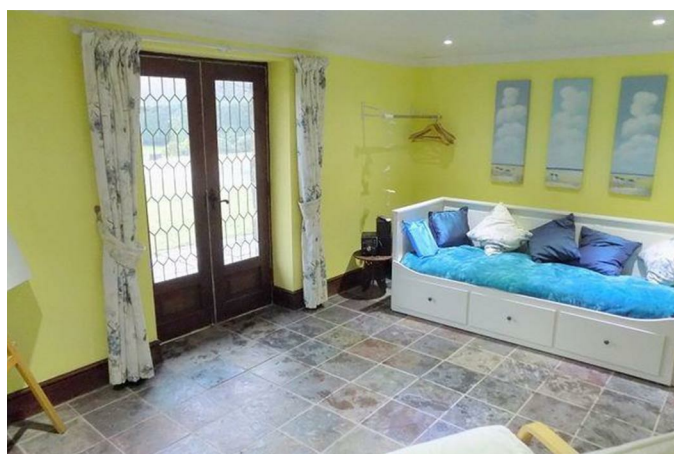
Electrically powered entrance gates to main entrance driveway providing ample parking for several vehicles. Double garage accessed via electric up and over door with power and light. The gardens to the main house are set in their own grounds with an ex

Summer House.



Perfect for a teenager or visitors.

Sitting Room 18'2" x 10'4" (5.53 x 3.14)



With slate tiled floor, double glazed window and door to rear, coved ceiling, tongue and groove to ceiling, stairs to first floor.

Kitchen



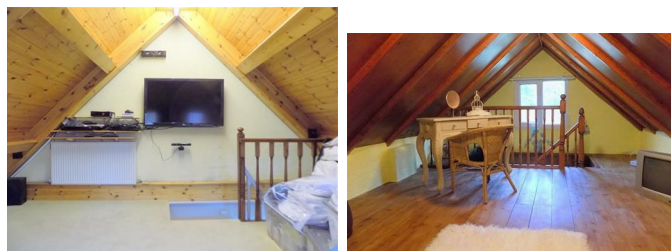
With base and wall units, stainless steel sink unit, 2 ring gas hob, glass display cupboards, slate tiled floor, double glazed window to rear, radiator.

Out house shower room 6'7" x 5'5" (2.0 x 1.64)



With fitted shower cubicle, w.c., sink in vanity unit, slate tiled floor, radiator, double glazed window to rear, respatex to walls, tongue and groove to ceiling.

Attic room 0'0" x 0'0" (0.00 x 0.0)



With stained floorboards, double glazed window to front and rear.

Garage 21'0" x 21'6" (6.40 x 6.55)



Detached garage, power and light, electric doors.

Commercial outbuildings



Adjacent to the farmhouse is the commercial recycling yard, accommodation providing 1.81 acres (0.75 ha) of

yard area together with industrial buildings and workshops amounting to 618.38 sq m (6,657 sq ft). The property benefits from a commercial and resi

BUILDING 1

305.58 sq m

3289 sq ft

BUILDING 2



22,25 sq m

240 sq ft

BUILDING 3



57.03 sq m

614 sq ft

BUILDING 4

147.89 sq m

1592 sq ft

BUILDING 5

85.63 sq m

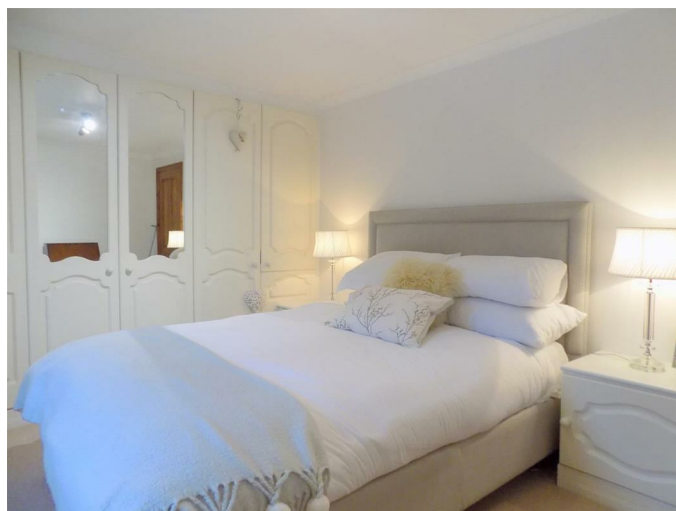
922 sq ft

AGENTS NOTE

A restrictive covenant will be included in the sale restricting residential development

Surrounding the residential and commercial accommodation are 3 parcels of land with a total land holding of 46.43 acres (18.79 ha).

Another view of bedroom 3



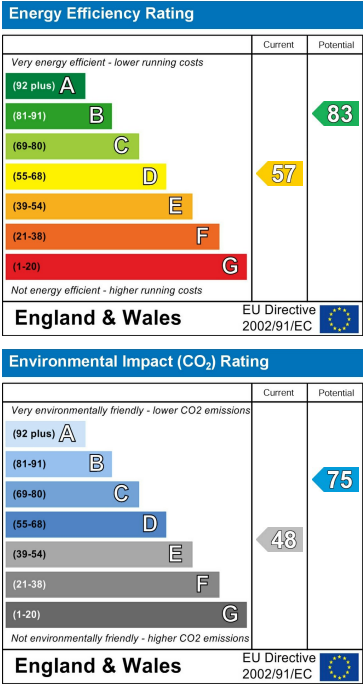
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.