



Y Lon Station Road, Caehopkin, Abercraive, Swansea, SA9 1TP

Offers In The Region Of £299,950

Y Lon Station Road, Caehopkin, Abercrae SA9 1TP

A delightful cottage style detached country residence set in wonderful location within this scenic rural area within the Brecon Beacons National park commanding fabulous views out towards the surrounding hills beyond. The accommodation has been beautifully maintained and every effort has been made to retain and enhance the many original features. The living accommodation briefly comprises: Reception hall; Sitting room with decorative fireplace ; Dining room ; Fitted Kitchen / Breakfast room; Cloakroom; Spacious landing; 4 Double bedrooms each with en suite shower / bathrooms. New Air Source and Solar PV heating. UPVC double glazing. Attractive courtyard to front elevation with feature wrought iron work boundary. Parking space to side leading to enclosed patio area with store shed. Two areas of naturalised wooded enclosures bordering stream.

Viewing highly recommended - BOOK TODAY !



Council Tax Band:



RECEPTION HALL

6'1" x 4'11"

Oak floor. Radiator.

SITTING ROOM

26'8" x 13'9"

Decorative fireplace with stone hearth. Exposed ceiling beams. Oak paneled floor. Attractive open staircase to 1st floor. Access to under stairs cupboard. Radiators x 2.

DINING ROOM

15'1" x 9'6"

Exposed ceiling beams. Oak paneled floor. Radiator.

KITCHEN / BREAKFAST ROOM

13'9" x 9'0"

Lamona electric ceramic hob with extractor hood above. Fitted Lamona electric oven. Single drainer stainless steel sink unit with chrome mixer tap. Plumbed for automatic washing machine. and dishwasher. Fitted range of base and wall units with ample oak effect work surface and tiled surround. Ceramic tiled floor. Exposed ceiling beams. Radiator.

CLOAKROOM

4'4" x 3'6"

Low level w.c. Pedestal hand basin. Oak paneled floor. Exposed ceiling beams. Radiator.

1ST FLOOR - LANDING

9'9" x 4'8"

Access to attic. Radiator.

BEDROOM

12'4" x 9'0"

Radiator

EN SUITE

Shower in tiled and glazed cubicle. Pedestal hand basin.

Low level w.c.

BEDROOM

11'9" x 10'5"

Fitted range of wardrobes in recess. Radiator

EN SUITE.

Shower in tiled and glazed cubicle. Pedestal hand basin.

Low level w.c.

BEDROOM

12'6" x 10'10"

Radiator.

EN SUITE..

Shower in tiled and glazed cubicle. Pedestal hand basin.

Low level w.c.

BEDROOM

12'3" x 12'5"

Radiator.

EN SUITE...

Paneled bath with shower above. Pedestal hand basin.

Low level w.c. Fully tiled walls. White enamel towel heater.

OUTSIDE

Attractive courtyard to front elevation with feature wrought iron work boundary. Parking space to side leading to enclosed patio area with store shed. Two areas of naturalised wooded enclosures bordering stream.

SERVICES

We are advised that the property is connected to mains electric and water. Private drainage.

COUNCIL TAX

We are advised that the property is in council tax Band "E".

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

LOCATION

Y Lon is situated on the fringe of the village of Abercraive which offers a full range of facilities. Approximately 4 miles away is Ystradgynlais town. It proximity to A4067 easy access to the M.4 motorway at Junction 45 providing access to the University city of Swansea and of course is the main route to the rest of the country or to Brecon in a northerly direction.

EDUCATION

A wide range of state schools are to be found in Ystradgynlais, Pontardawe, Cwmtwrch and Ystalyfera (Welsh language secondary) - www.carmarthenshire.gov.uk and www.swansea.gov.uk. Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools www.isc.net)

SPORTING AND RECREATIONAL

There are wonderful opportunities for walking, mountain biking and cycling directly from the property, being in the Brecon Beacons National Park. There are Golf courses at Llandybie, Garnant and Neath. The national caves are close by and the extensive Gower, Carmarthen and Pembrokeshire coastlines are within an hours drive.

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

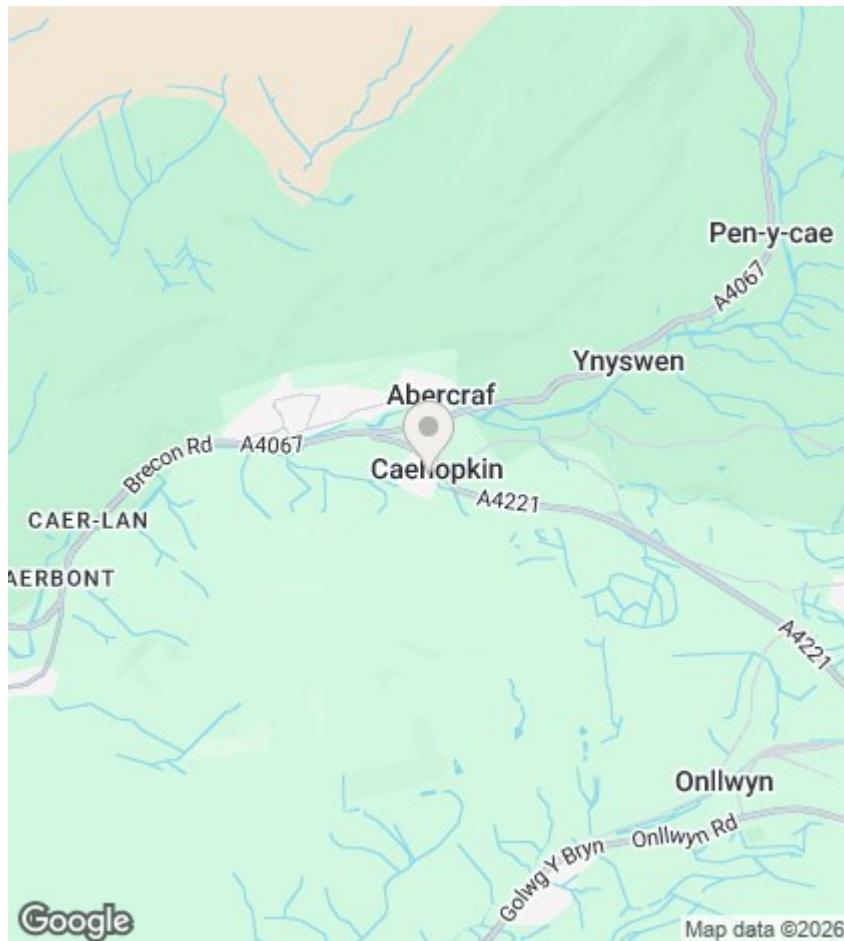
VIEWING

By appointment with Morgan Carpenter 01558 821269

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Directions

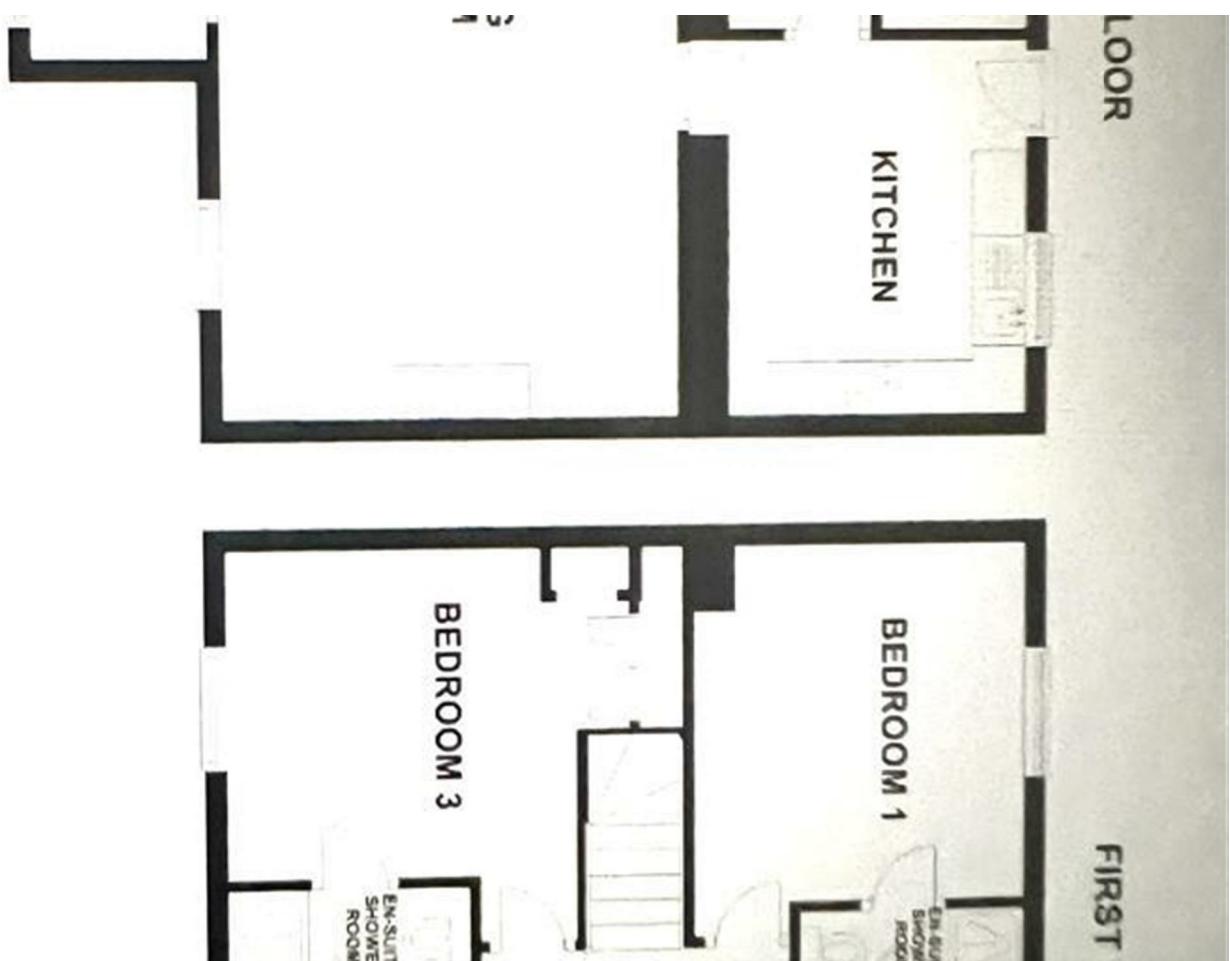
Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Please Note - This plan is for illustrative purposes only and is NOT to scale.
Plan produced using PlanUp