

Modernised 3 bedroom detached property with stable block, double garage and 0.87 acres pony paddock on edge of Craig Cefn Park village. Morriston Hospital 2 Miles.



Dolycoed, Rhyddwen Road, Craig Cefn Park, Swansea. SA6 5RG.

£475,000 Offers in Region of

R/4103/NT

***** MOTIVATED SELLER *** PART EXCHANGE CONSIDERED ***** A recently modernised 3 bedroom detached cottage style property being well presented and in good decorative order. The property has been modernised to an excellent standard and has oil central heating, double glazing, open plan kitchen/dining area with sitting room off, downstairs cloakroom, large reception porch to rear with 3 upstairs bedrooms and main family bathroom. Set within its own land with a pony paddock to side, also having a stable block and double garage. The property offers itself versatile for having the pony paddock, anybody with dogs, chickens or a few sheep and wishing to have the self-sufficiency lifestyle that such a property brings.

Situated on the edge of Cefn Craig Parc rural village and less than 3 miles from Morrison hospital and 4 miles from Velindre village with respite hospital. The city of Swansea is 8 miles approximately and the M4 is 3 miles approx.



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AGENTS COMMENTS

The property has been tastefully modernised by its present owners offering a cottage lifestyle and set within its own land and pony paddock to side. Also having a stable block with 2 stables and a barn, 2 garages and an additional 0.76 acre paddock is available under a rental agreement which the owners currently have with the 3rd party individual. An ideal lifestyle property or somebody who has a few dogs or pony paddock etc. Its' proximity to Swansea which is 8 miles approximately and the M4 makes it an ideal location but situated on the edge of the rural village of Craig Cefn Parc which offers shop, school etc.

ACCOMMODATION

Kitchen/Dining Area

16' 9" x 15' 8" (5.11m x 4.78m) (max) with stainless steel sink unit with single drainer, a range of base units with worktops over, matching wall units, electric oven and 4 ring hob, window to front and rear, staircase, radiator and opening to:



Sitting Area

11' 8" x 9' 9" (3.56m x 2.97m) double glazed window to front, radiator.

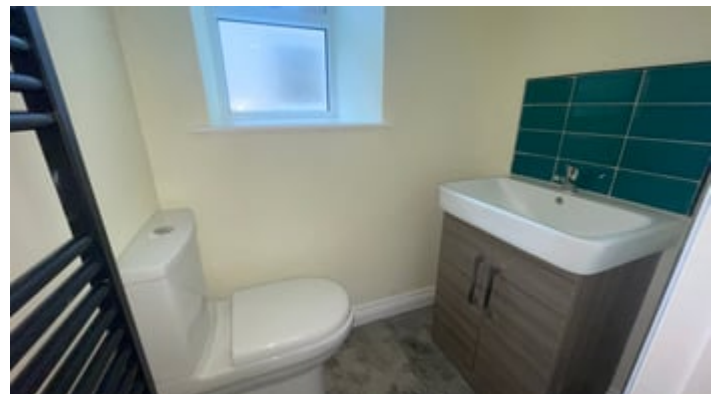


Rear Sunroom

4' 9" x 7' 6" (1.45m x 2.29m) triple aspect looking out to the rear and the stable and garden area, entrance doorway.

Cloakroom

With low flush WC, vanity wash hand basin, towel radiator, opaque double glazed window to side, tiled floor and splashbacks.



Utility Area

6' 0" x 4' 9" (1.83m x 1.45m) with worktop, tall larder style cupboard and matching wall unit, plumbing for washing machine.

FIRST FLOOR

Landing

With loft access with pull down ladder, radiator, double glazed window to rear and doors to:

Bedroom 1

9' 3" x 16' 3" (2.82m x 4.95m) (max) double glazed window to front and radiator.



Bedroom 2

9' 10" x 7' 3" (3.00m x 2.21m) double glazed window to rear and radiator.



Bathroom

6' 9" x 5' 8" (2.06m x 1.73m) panel bath, shower and side screen over, towel radiator, vanity wash hand basin, low flush WC, opaque double glazed window to side, localised wall tiles.



Bedroom 3

11' 0" x 10' 0" (3.35m x 3.05m) double glazed window to front and radiator.



EXTERNALLY

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Side gated entrance leading to parking area, front gated pedestrian access with front forecourt.

Office Block

18' 7" x 8' 2" (5.66m x 2.49m) suitable for gym / office / utility which has a radiator, double glazed window to side and rear.

External oil boiler.

Front forecourt.

Barn & Stables

21' 0" x 9' 0" (6.40m x 2.74m) 11'5 x 11' x 2.



The Land

The Land is in 1 block with a very gently sloping pony paddock to the side of the property. Ideal for self sufficiency, keeping a few chickens or your own area to run the dogs.



Garden

Garden area to side and rear of the property with a pony paddock with its own separate entrance onto the road and from the property itself.

Former Garages

2 former garages with 2 up and over doors and stable doors to rear.



MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

Services - mains water and electricity. Private drainage. Oil central heating.

Tenure - Freehold.

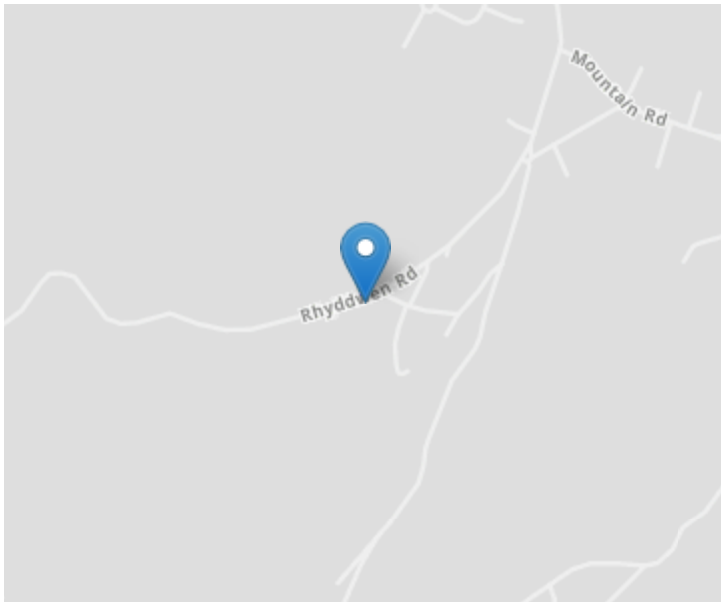
Council Tax - Band D




We are informed that there is an additional pony paddock 0.769 of an acre approximately which is available for rent subject to agreement.

Directions

Off the M4 at junction 45 continue towards Morriston hospital and at the main roundabout before Morriston hospital turn off to the left and immediately left signposted Craig Cefn Parc. Continue on this road for approximately 1½ miles and having passed the Masons Arms on the left hand side, continue on and turn next right signposted Cefn Craig Parc. Continue on and enter the village and the property will be found on the right hand side.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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