



## The Byre, Banwen SA10 9LU

**Offers in the region of £360,000**

Set In the Brecon Beacons National Park  
Five Bedrooms ideal For Extended Family  
Aprox. 3/4 Acre Of Landscaped Grounds  
Off Road Parking For Several Vehicles  
Wildlife Pond EPC D 66



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

## DESCRIPTION

IDEAL FOR EXTENDED FAMILY LIVING APPROX 3/4 ACRE OF GROUNDS.

What tranquil and idyllic grounds this converted barn is set in. With five bedrooms, two reception rooms, large kitchen family room this truly is a home suitable for a growing family or entertaining friends. This is a rare opportunity to acquire a individually designed home in approx 3/4 acre of land, which includes your own wildlife pond, a variety of storage sheds, dog run, garage and parking for several vehicles.

The property is located just outside the village of Banwen which is but a short distance to major commuter routes and rail links.

An ideal location for someone who works in a busy environment but wants an easy route home to the peacefulness this property does offer.

Do not miss out on this one off opportunity.

## HALLWAY

Enter via double glazed stable door to the front elevation, cushion flooring, single panel radiator, ceiling light, window to the front elevation, door to:

## CLOAKROOM

Low level WC, pedestal wash hand basin, tiled floor, ceiling light, door to:

## KITCHEN BREAKFAST FAMILY ROOM

21'8 x 12'4 (6.60m x 3.76m)

Country style kitchen incorporating a range of wall and base units with solid beech block wood worktop over, four ring electric hob, built in electric double oven, solid fuel rayburn, Belfast sink, double glazed french doors to the rear elevation, cushion flooring laid on wood flooring, stairs to first floor landing, ceiling lights

## LOUNGE

16'5 x 14'10 (5.00m x 4.52m)

Double glazes window to the front and rear elevation, beams to ceiling, feature fireplace and double panel radiator.

## INNER HALLWAY

Double glazed door and side panel door to rear elevation, single panel radiator, door to:

## UTILITY ROOM

12'2 x 6'8 (3.71m x 2.03m)

Drained wet clothing cubicle with stained glass shower door, 2

double glazed windows to the front elevation, cushion floor, low level WC, pedestal wash hand basin and 2 single panel radiators.

## FAMILY ROOM

16'4 x 12'5 (4.98m x 3.78m)

Feature fireplace ceiling light, two double panel radiators and double glazed window to front elevation.

Stairs to first floor landing, under stairs storage cupboard,

## FIRST FLOOR LANDING

Access to loft area, doors to:

## BEDROOM TWO

12'4 x 11'7/8'2 (3.76m x 3.53m)

Double glazed window to the side elevation, single panel radiator, ceiling light

## BEDROOM THREE/STUDY

12'8 x 8'2 (3.86m x 2.49m)

Velux window to the rear elevation, single panel radiator (currently used as a study)

## JACK & JILL BATHROOM

12'10 x 8'10 (3.91m x 2.69m)

Suite comprises of Victorian style bath with mixer taps, low level WC, wash hand basin encased in vanity unit, ceiling light, wall mounted heated towel rail, Single panel radiator, velux window to the front elevation, ceiling light, cushion flooring cupboard housing insulated hot water tank, double panelled radiator, door to:

## MASTER BEDROOM

18'5/16'2 x 17'1 (5.61m x 5.21m)

Double glazed window looking over the rear grounds, two ceiling lights, double panel radiator.

## LANDING AREA

Access to loft, door to:

## BEDROOM FOUR

9'9 x 7'7 (2.97m x 2.31m)

Velux window , single panel radiator, ceiling light

## BEDROOM FIVE

16'7 x 8'0 (5.05m x 2.44m)

Double glazed window to the side elevation, ceiling light, double panelled radiator, pedestal wash hand basin with tiled splashback

## FAMILY SHOWER ROOM

6'7 x 5'3 (2.01m x 1.60m)

Three piece suit comprising of a low level WC, pedestal wash hand basin, shower cubicle, double panel radiator, cushioned flooring and velux window to rear elevation

## EXTERNALLY

Approx ¾ acre ground (as per vendors measurements)

surrounded by woodland/farmland with a sound of babbling water provided by the stream that makes up the lower boundary. There is a open aspect of views whilst enjoying the tranquillity overlooking the wildlife pond. All the colours of nature truly come together with the mature trees and small shrubs; the present owners have encouraged wildlife throughout their time at the property, hence the varieties of bird life. To the front of the property there is a gravelled driveway providing ample parking for several vehicles as well as a lower driveway giving further parking and access to the garage. Some of the outbuildings and sheds have the benefit from having an electricity supply.

## SERVICES

We are advised that mains electricity is connected, oil/solid fuel central heating system, private bore hole water supply, septic tank waste system.

## VIEWING

By appointment with the selling Agents on 01792 864900 or e-mail pontardawe@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 the Pontardawe Office proceed onto High Street and continue through Ynysmeudwy until reaching the mini roundabout. Take the first exit and proceed passing Ystalyfera, Ystradgynlais and into Abercrave then take the first right go through the village of Caehopkin continue on the main road passing Coelbren on your left continue on the main road and there will be a John Francis for sale board with a arrow down a country lane on the left before the bungalows, continue on this lane for approx 1 mile and the property is situated on the left hand side displayed by a John Francis for sale board