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Sancarad House Sancarad House, Llangynwyd Maesteg

£460,000



01656 736136
maesteg@peteralan.co.uk



About the property

Offered to the market for the very first time since its construction in the early 1970s, this beautifully maintained four-bedroom detached family home presents a rare opportunity to acquire a truly special property occupying a substantial and private plot. Having been lovingly cared for by the same owners for over five decades, the property combines spacious accommodation with a stunning natural setting, making it an ideal family home. The ground floor comprises a welcoming entrance hall, spacious lounge, dining room, modern fitted kitchen, utility room, conservatory overlooking the gardens, and a cloakroom/WC. The current owners have thoughtfully updated the home with a stylish new kitchen, contemporary family bathroom, and modern downstairs cloakroom. To the first floor are four well-proportioned bedrooms and a beautifully appointed family bathroom. The principal bedroom benefits from access to a private balcony, providing a peaceful retreat with delightful views over the mature gardens and surrounding greenery. Externally, the property occupies an impressive wrap-around plot with gardens extending to all sides. The grounds offer an exceptional degree of privacy, creating a tranquil setting rarely found. At the bottom of the garden, a charming stream enhances the idyllic surroundings and provides a wonderful connection to nature. Further benefits include a garage, covered storage area and ample driveway parking. Properties of this calibre are a rare find, viewing is a must!

Accommodation

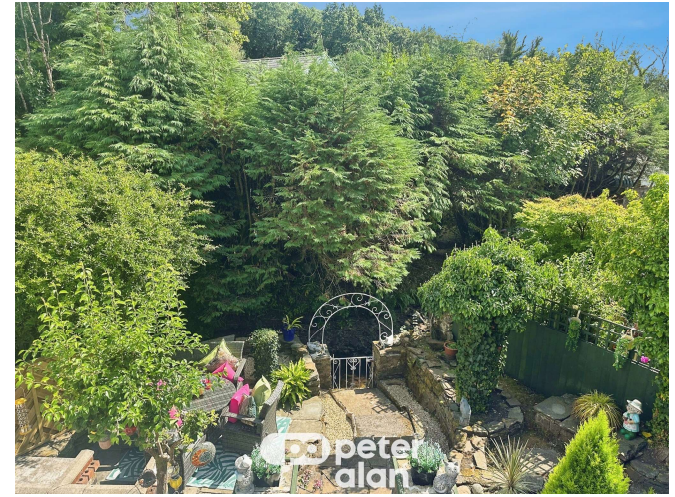
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Price Adjustment

Following a review of current market conditions, the property is now available at a revised asking price creating an outstanding opportunity for prospective buyers



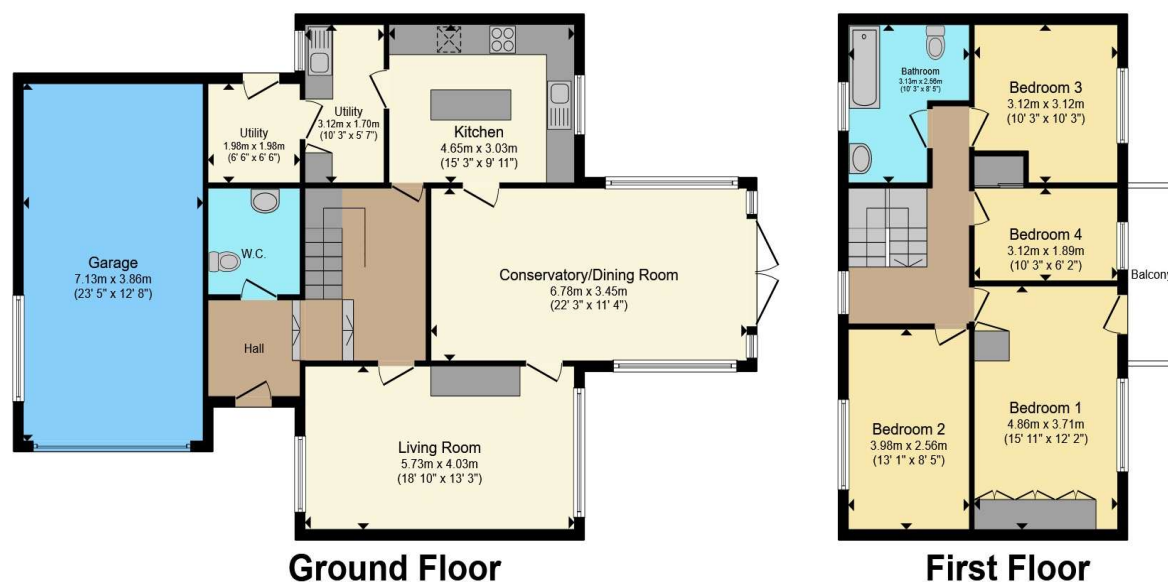






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Total floor area 170.3 m² (1,833 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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