



Abergwrelych House Pontwalby, Glynneath, Neath, Neath Port Talbot, SA11 5LN

Guide price £795,000

A Magnificent Period farmhouse and cottage with adjoining traditional barn set in fabulous location in small rural hamlet in the upper Neath Valley amidst dramatic countryside and attractive range of buildings and 15 acres productive river meadows and mature native woodland with frontage to the River Neath with fishing rights. This wonderful house retains a wealth of original features and affords the following versatile accommodation: Reception Hall; Sitting Room with feature fireplace; Conservatory; Dining Room; Kitchen/Breakfast Room with Rayburn range; Spacious Landing; 4 Bedrooms and Bathroom; 2 Attic Bedrooms; Oil fired central heating. Adjoining Cottage provides Living room with feature stone surround fireplace; Kitchen; Bedroom and Shower Room. Wonderful mature grounds with a fine array of established trees and shrubs together with flower beds and herbaceous borders. Stone built former laundry with original fireplace. Detached garage. Stone barn in two sections. Gated entrance to pasture land which is level and in good heart. Productive orchard. Mature native woodland.

Viewing of this magical property is highly recommended

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RECEPTION HALL 10'1" x 7'6" (3.08 x 2.3)



Attractive staircase to 1st floor. Pine panelled wall to store / pantry. Terracotta tiled floor. Radiator.

SITTING ROOM 18'0" x 12'11" (5.5 x 3.95)



Wood burning stove set in attractive pine surround and deep stone recess on stone hearth. Wall shelves. Radiators x 2

REAR HALL 8'5" x 3'4" (2.58 x 1.02)



Access to understairs cupboard. Ceramic tiled floor.

ANOTHER ASPECT



ANOTHER ASPECT

STUDY 12'11" x 7'5" (3.94 x 2.28)



Duck nest grate in feature stone surround fireplace. Pine floorboards. Radiator.



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CONSERVATORY 14'6" x 9'0" (4.42 x 2.76)

ANOTHER ROOM ASPECT



French doors to rear garden. Terracotta tiled floor.

ANOTHER ASPECT



DINING ROOM 12'11" x 12'9" (3.95 x 3.89)



Wall alcoves with built in cupboards. Radiator.



KITCHEN 13'2" x 12'0" (4.03 x 3.68)



Rayburn oil fired range which serves the heating requirements set in feature surround. Belfast sink unit. 4 ring electric hob. Plumbed for automatic washing machine. Fitted range of base and wall units. Terracotta tiled floor.

ANOTHER ASPECT



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1ST FLOOR - LANDING 9'2" x 8'6" (2.80 x 2.61)



Impressive staircase to 2nd floor. Pine floorboards.

BEDROOM 12'9" x 8'9" (3.90 x 2.69)



Pine floorboards. Radiator.

BEDROOM 11'10" x 11'7" (3.63 x 3.54)



Pine floorboards. Radiator

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ANOTHER ROOM ASPECT



BEDROOM 11'6" x 10'4" (3.51 x 3.15)



Pine floorboards. Radiator.



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2ND FLOOR - LANDING 9'2" x 6'1" (2.80 x 1.87)



BEDROOM 8'9" x 7'11" (2.67 x 2.42)



Radiator.



BEDROOM 12'10" x 12'0" (3.92 x 3.66)

BATHROOM 11'3" x 8'10" (3.44 x 2.7)



Impressive beamed ceiling. Cupboard with water tanks

Paneled bath with shower above and tiled and glazed surround. Pedestal hand basin. Low level w.c. Built in airing cupboard. Radiator.

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BEDROOM 12'9" x 11'10" (3.9 x 3.62)



Impressive beamed ceiling.

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THE ANNEX - LIVING ROOM 13'8" x 12'6" (4.18 x 3.82)



Multi fuel stove and oven set in impressive stone surround fireplace. Attractive stairs to 1st floor. Stable door to front elevation. Quarry tiled floor.

KITCHEN 15'11" x 6'2" (4.87 x 1.88)



Belfast sink unit. Range of built in cupboards. Attractive expose stone wall. Vaulted ceiling with 2 skylights. Ceramic tiled floor.

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ANOTHER ASPECT



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1ST FLOOR - BEDROOM 14'7" x 13'8" (4.47 x 4.18)

OUTSIDE



Attractive balustrade. Pine paneled floor.

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SHOWER ROOM



Triton shower in glazed cubicle. Hand basin with tiled splash back. Low level w.c. Shaver socket and light. Pine paneled floor. This room connects with the 1st floor of main house and provides a jack and jill shower room to the 4th bedroom.



The property stands in wonderful mature grounds that have been the pride and joy of the owners who have planted a wide variety of specimen trees and shrubs that provide a riot of colour throughout the seasons. To the front of the house is a walled garden with lawned area with herbaceous beds and flower borders together with pergola upon which there is a wisteria and climbing rose along with a plethora of colourful shrubs. To the rear of the house is a further area of lawned garden throughout which there are herbaceous borders and shrubs. A gated entrance leads from here to the orchard area which further opens onto the pasture paddocks.

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GROUNDS



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ANOTHER ASPECT



LAND



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The land is approached via a gated entrance at the side of the barn and this leads on to level pasture meadows with the river boundary beyond. The land is in excellent heart capable of high level yields of quality fodder. The land is well fenced and serviced with natural water supply.

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WOODLAND



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There is an impressive plantation of mature native woodland that borders the pasture land and runs the full length of the homestead down to the river boundary providing a wonderful habitat for a diverse range of wildlife.

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GARDENS



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SERVICES

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

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TENURE & POSSESSION

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

COUNCIL TAX

We are advised that the property is in Council tax band 'D' with a liability of for 2022/23

LOCATION / DIRECTIONS

EDUCATION

There are a wide variety of schools in Glynneath, Cadoxton and Neath

SPORTING & RECREATIONAL

There are wonderful opportunities for walking and cycling from the property with the noted Waterfall Country within walking distance from the property. The Brecon Beacons National Park is just a short drive and the Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

VIEWING

Strictly by appointment only with the agents BJP Residential.

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP 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 IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential 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.

HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a

PROBLEM

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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