



## 2 Glyndefaid Cottages, Ynysymond Road, Glais, Swansea, SA7 9JA

Situated in approximately 2.69 acres to enjoy country views with woodland behind you, and a natural stream running down from the woods. A spacious four bedroom family home, with a detached building with four stables, an adjoining office to one side and annex accommodation above. There is ample parking with planning permission for a triple garage. The property enjoys three reception rooms and the kitchen is a generous size with ample room for a dining table and archway through to a comfortable sitting room area which is connected for a wall mounted television. The kitchen is fitted with a generous amount of black gloss wall and base units with integrated appliances and a four oven Aga set in an attractive red brick alcove. To the first floor there are four bedrooms, one en-suite and a family bathroom which is fitted with a roll top bath and French doors with a Juliette balcony. The stable block with annex above is a very versatile space, there are four stables with a room at either end of the stables, one is used as an office and to the other end there is a further room which currently houses a hot tub, from this room there is a spiral staircase leading to the first floor annex.

**£580,000**

135 Woodfield Street, Morriston, SA6 8AL  
T: 01792 700 777 | F: 01792 799 744  
mo@dawsonsproperty.co.uk







#### ENTRANCE PORCH

UPVC double glazed leaded door to front and windows to side.

#### ENTRANCE HALL

Double radiator. Tiled floor. Stairs to first floor.

#### LOUNGE 15'11 x 14'09 (4.85m x 4.50m)

UPVC double glazed leaded French doors to front. Double radiator. Feature brick fireplace with 'Inglenook' and side TV / Video shelf.

#### SUN ROOM 14'07 x 13'10 (4.45m x 4.22m)

UPVC double glazed leaded French doors to front. UPVC double glazed leaded windows to side, front and rear. Two double radiators. Tiled floor.

#### KITCHEN/BREAKFAST ROOM

Fitted with a range of Gloss Black wall, base and drawer units with 'Granite' worktop surfaces over incorporating single drainer sink unit with mixer taps. Built-in American style fridge/ freezer, Miele coffee maker, wine fridge, dishwasher, microwave and combination oven. Tiled floor. UPVC double glazed leaded French doors to front. UPVC double glazed leaded window and door to side. UPVC double glazed French doors to side.

#### INNER HALL

Further Gloss black cupboards. Tiled floor.

#### UTILITY ROOM/CLOAKROOM

Two piece White suite comprising low level w.c., wash hand basin. Plumbed for washing machine and dryer. UPVC double glazed leaded window to rear. Tiled floor.

#### MUSIC ROOM 15'06 X 14'07 (4.72m X 4.45m)

Further Gloss black cupboards. UPVC double glazed leaded window to side. Radiator.

#### GALLERY LANDING

Access to loft. UPVC double glazed leaded French doors to balcony.

#### BEDROOM ONE

UPVC double glazed leaded French doors to balcony. UPVC double glazed leaded window to side. Double radiator. Fitted with a range of wardrobes and overhead cupboards.

#### BEDROOM TWO 15'03 x 8'09 (4.65m x 2.67m)

UPVC double glazed leaded French door to Juliette balcony. Fitted wardrobes and dresser. Double radiator.

#### BEDROOM THREE 13'10 x 11'05 (4.22m x 3.48m)

UPVC double glazed French door to side opening onto Juliette balcony. Double radiator.

#### BEDROOM FOUR 11'05 x 10'07 (3.48m x 3.23m)

UPVC double glazed leaded French doors to side opening onto Juliette balcony. Radiator. Range of built-in wardrobes.

#### EN-SUITE SHOWER ROOM

Three piece suite comprising low level w.c., vanity wash hand basin and double shower enclosure. Towel radiator. Tiled floor.

#### BATHROOM

Three piece White suite comprising low level w.c., wash hand basin and Roll Top bath. Tiled walls. Tiled floor. UPVC double glazed leaded French doors to Juliette balcony.

#### THE STABLE/ANNEXE

The office has UPVC double glazed French door to front.

#### OFFICE

UPVC double glazed French doors to front.

#### FOUR STABLES 15'05 x 8'06 (4.70m x 2.59m)

Each stable measures 15'05 x 8'06

#### HOT TUB ROOM 15'05 x 11'08 (4.70m x 3.56m)

Spiral staircase leading to annexe.

#### ANNEXE LIVING ROOM\KITCHEN 21'11 x 12'04 (6.68m x 3.76m)

UPVC double glazed leaded doors onto balcony. Open plan to fitted kitchen.

#### WALK THROUGH BATHROOM

Three piece suite comprising low level w.c., wash hand basin and 'Roll top' bath. Double radiator. Walls tiled and tiled floor.

#### BEDROOM

Double bedroom with UPVC double glazed leaded doors onto balcony.

#### EXTERNAL

The property is set in grounds of approx acres, with driveway leading to ample parking area. Two paddocks to front of property separated by lane. Further area with planning for triple garage. Planning number

There is a stream running from behind the stables and a further enclosed area together with the stables.

The main property is run on gas central heating and the stables on oil heating. The property is on septic tank drainage.

#### NOTE

#### DIRECTIONS

From our Morriston office proceed through the lights onto Sway Road then continue onto Clydach Road. At the mini roundabout turn right, take the right hand lane on entering the roundabout take the second exit onto the A4067. From Junction 45 at Ynysforgan follow the signs for Clydach. On the dual carriageway take the third turning off the roundabout heading for Glais. After the bend in the road take the left onto Ynysmond Road. The property is located on the right hand side set off the road.

**TENURE:** Freehold

**COUNCIL TAX:** E

**EPC RATING:** LONGER ADVERT  
Glyndefaid Cottages Glais £590,000

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 700 777



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli



Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.