



Penpant Farmhouse, 49 Swansea Road, Llangyfelach, Swansea, SA5 7JA  
£625,000



Viewing Is Essential to Appreciate this Immaculate and Imposing Traditional Detached 'Gentleman's Residence' standing in its own private grounds of approximately one acre, ideally located in the village of Llangyfelach, within half a mile of Junction 46 of the M4 Motorway giving access to Cardiff, Carmarthen and the Brecon Beacons. The property is within two miles off Morryston Hospital.

The Property retains Many Original Character Features with accommodation consisting of three generous reception rooms, fitted kitchen with 'Aga', cloakroom/wc, conservatory to the ground floor and four double bedrooms, en-suite to master bedroom and family bathroom to first floor. Gas central heating and UPVC Double Glazing.

Externally the property has privately enclosed mature gardens surrounding the property with trees, lawned gardens, large decking area, feature waterfall and garden pond and Chalet. Large double garage with ample driveway space for additional parking entered via electronic double gates.

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#### ENTRANCE PORCH

Entrance door to side. Welsh Oak' wood block flooring. Half tiled walls. Feature glass panelled door with side panels into hall area with feature Original Portico through to

#### RECEPTION HALL

Welsh Oak' wood block flooring. Turned staircase to first floor with walk-in Understairs storage cupboard which has it's own window to the front. Picture rail. Original coving and ceiling rose. Telephone point. Concealed radiator.

#### CLOAKROOM

Modern fitted white two piece 'Duravit' suite comprising concealed low level w.c and vanity wash hand basin unit with mixer tap over. Majority tiled walls. Two high level frosted windows to rear. Welsh Oak' wood block flooring.

#### RECEPTION ROOM 1 18'9 into Bay x 13'3 (5.72m into Bay x 4.04m)

UPVC Double Glazed Feature Bay. Two radiators. Welsh Oak' wood block flooring. Art Deco fireplace with 'Cast Iron' inset with gas coal effect' fire, Original coving and ceiling rose. Picture rail. Telephone point.

#### RECEPTION ROOM 2 17'3 into Bay x 17' max (5.26m into Bay x 5.18m max)

Feature Bay to front with UPVC Double Glazed French doors. Two double radiators. Picture rail. Original coving and ceiling rose. Limestone Feature fireplace with inset fire and fitted cupboards either side. (Welsh Oak' wood block flooring under carpet).

#### RECEPTION ROOM 3/STUDY 12'4 x 10'11 (3.76m x 3.33m)

Fitted unit with desk area comprising cupboard space and shelving above. Telephone point. Welsh Oak' wood block flooring. Original coving and ceiling rose. Original feature fireplace with Coal effect' fire, tiled hearth and inset with wooden surround. Double radiator. Picture rail. UPVC double glazed French doors into conservatory.

#### KITCHEN/BREAKFAST ROOM 20'3 x 11'1 (6.17m x 3.38m)

Wooden Handmade fully fitted Burbidge' kitchen with a range of Ivory' coloured wall, base and drawer units. Stained glass cabinets with lighting. Ample Granite' worktop space and Granite' splash backs, incorporating double bowl Belfast' style sink unit with mixer tap over. 6 x 4 Aga' with six ring gas hob and four electric ovens. Split level larder unit with built-in Smeg' electric oven, storage space above and below. Individually designed and built walk-in corner larder fridge. Integrated freezer and dishwasher. Part panelling to walls. Spot lighting. Ceramic tiled floor. T.V./Security monitor of gates. Telephone point. Two

UPVC double glazed windows to side and Original Sash window to conservatory. Door into

#### UTILITY ROOM

Built-in double door cupboard, housing gas central heating boiler (installed in December 2010) to the left and on the right is plumbed for washing machine and space for tumble dryer. Part panelling to walls. Ceramic tiled floor. Door to the rear garden. Spot lighting. UPVC double glazed French doors into

#### CONSERVATORY 28'9 x 12'7 max (8.76m x 3.84m max)

UPVC double glazed windows and UPVC double glazed French doors to rear garden. Ceramic tiled floor. Two remote controlled ceiling fans. Three double radiators. Telephone point.

#### LANDING

Accessed via the original turned staircase. Loft access, which benefits from lighting. Picture rail. Original coving and ceiling rose. Dado rail. UPVC double glazed window to front. Built-in airing cupboard.

#### MASTER BEDROOM 19' x 13'3 into wardrobes (5.79m x 4.04m into wardrobes)

UPVC Double Glazed Feature Bay to front. Fitted with a modern range of Maple effect Sigma wardrobes, drawers, bedside cabinets, matching concealed T.V. Wardrobe and dressing table with vent for the double radiator in window area. (Welsh Oak' wood block flooring under carpet). Telephone point.

#### EN-SUITE SHOWER ROOM

Modern fitted white Vernon Tutbury' suite with built-in low level w.c, pedestal wash hand basin with mixer tap over and fully tiled shower cubicle. Chrome towel radiator. Majority splash back tiling to walls. Built-in low level storage cupboard. (Welsh Oak' wood block flooring under carpet)

#### BEDROOM 2 17'7 x 17' into wardrobes (5.36m x 5.18m into wardrobes)

UPVC Double Glazed Feature Bay to front. Two double radiators. Fitted with a range of wardrobes, bedside cabinets and dressing unit. (Welsh Oak' wood block flooring under carpet)

#### BEDROOM 3 14'7 x 11'1 (4.45m x 3.38m)

UPVC Double Glazed window to rear. Picture rail. Double radiator. (Welsh Oak' wood block flooring under carpet) Fitted Sigma wardrobes, drawers, desk area and shelving.

#### CLOAKROOM

Built-in white Duravit' low level w.c. Majority tiled walls. Original coving. UPVC double glazed window to rear.

#### BATHROOM

Modern white Duravit' suite comprising bath with plumbed in Rainforest' shower and Handmade Glass' modesty screen. Vanity wash hand basin unit with mixer tap over and vanity mirrored cupboard with under-lighting. Fully tiled walls. Column radiator. UPVC Double Glazed window to rear. Spot lighting. Ceramic tiled floor.

#### BEDROOM 4 11'2 x 12'3 (into wardrobes) (3.40m x 3.73m (into wardrobes))

UPVC double glazed window to rear. Double radiator. Fitted with a range of wardrobes, over-bed cabinets and dressing table. Picture rail. (Welsh Oak' wood block flooring under carpet)

#### EXTERNAL

The property is entered via electric double gates onto driveway providing off road parking for a number of vehicles. The front garden is privately laid to lawn, bordered with trees and a variety of shrubs and bushes. Flagstone paved area to the front leading around to the rear of the property. The rear garden also benefits from being privately enclosed, has a variety of trees and shrub borders. Flagstone steps to lawned area and further decked seating area with Chalet benefiting from power and lighting. Feature waterfall and garden pond. Garden shed.

#### DOUBLE GARAGE 20'10 x 20'7 (6.35m x 6.27m)

The garage benefits from a remote controlled door with courtesy door to side and benefits from having loft space ideal for storage. There is a kitchen area fitted with a range of Solid Oak' wall, base and drawer units with Granite' worktops incorporating stainless steel one and a half bowl sink unit. Integrated fridge and

