



Glyncaerau Cottage, Gypsy Lane, Hendy, Pontardulais, SA4 0YB

An opportunity to acquire this delightful property that was originally two miners cottages and still maintains some original features. Set in a generous plot that provides outlook over vegetable plot, orchard, Countryside and driveway parking to side. Comprises: four bedrooms and family bathroom to the first floor. Three reception rooms, cloakroom, fitted kitchen and utility to the ground floor. Benefits include: Upvc dg, oil central heating and easy access to M4. Early viewing highly recommended to avoid disappointment.

Asking Price £329,950

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ENTRANCE

UPVC double glazed obscure glass door into;

HALLWAY

Wood effect flooring, stairs to first floor.

RECEPTION ROOM ONE 3.10m x 2.92m (10'2" x 9'7")

UPVC double glazed window to front, radiator, coved ceiling, glass panel door.

RECEPTION ROOM TWO 6.56m x 3.12m (21'6" x 10'3")

UPVC double glazed windows to front and rear, two radiators, coved ceiling, multi fuel log burner with tiled hearth, glass panel door.

RECEPTION ROOM THREE 4.15m x 3.42m (13'7" x 11'3")

UPVC double glazed window to rear, radiator, wood effect flooring, feature fire place and surround, under stairs storage cupboard, glass panel door.

KITCHEN 4.89m x 2.64m (16'1" x 8'8")

Two uPVC double glazed windows to side, uPVC double glazed obscure glass door to side, fitted with a range of wall and base units with work surface over, stainless steel sink and drainer, double oven with four ring ceramic hob, integrated fridge freezer, plumbed for dishwasher, vinyl effect flooring, part tiled walls, access to loft, glass panel door into;

UTILITY ROOM 3.47m x 1.23m (11'5" x 4'0")

UPVC double glazed window to side, uPVC double glazed obscure glass door to rear, fitted with a range of base units with work surface over, stainless steel sink and drainer, plumbed for washing machine, part tiled walls.

CLOAKROOM

UPVC double glazed obscure glass window to side, fitted with a two piece suite comprising low level WC and wall mounted wash hand basin tiled to splash back, vinyl effect flooring.

FIRST FLOOR LANDING

Two wooden velux windows, access to loft with ladder and light proving storage.

BEDROOM ONE 3.15m x 3.11m (10'4" x 10'2")

Two uPVC double glazed windows one to side and one to rear, velux window, radiator.

BATHROOM

UPVC double glazed obscure glass window to rear, fitted with a four piece suite comprising low level WC, pedestal wash hand basin, bath and shower cubicle, part tiled walls, tiled flooring, two wall mounted towel rails.



BEDROOM TWO 3.92m x 3.37m (12'10" x 11'1")

Two uPVC double glazed windows one to front and one to side, radiator.

BEDROOM THREE 2.13m x 1.95m (7'0" x 6'5")

UPVC double glazed window to front, radiator.

BEDROOM FOUR 3.18m x 3.15m (10'5" x 10'4")

UPVC double glazed window to front, radiator.

EXTERNAL

FRONT

Stone wall to front with gate to side garden and driveway providing parking for several vehicles.

REAR

Extensive grounds comprising tiered gardens, vegetable patch, orchard, mature trees and shrubs, stunning panoramic views over countryside.

DIRECTIONS

From our office on High Street, Gorseinon turn right at the lights and onto Pontardulais Road, continue along this road through Grovesend and Waun Gron. At the traffic lights by the King Hotel turn left onto St. Teilo Street, drive through Pontardulais and turn left by the Black Horse Pub onto Iscoed Road. At the village green in Hendy turn right onto Heol Y Parc, Proceed along this road and take the left hand turning just before the Clos Y Wern development. Continue under the bridge right the way to the top of Gypsy Lane passing the graveyard on the left hand side. Follow the road around and the property will be found on the left hand side.

From J48 at Hendy turn left onto the A4138, continue up the hill and through the traffic lights. Turn right onto Gypsy Lane. Follow the lane until you come to a fork in the lane. Turn left and the property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: TBC

EPC RATING: EPC - E

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 896 868



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.