

NEW PRICE



**16 Coed Y Bronallt,
Hendy, Pontarddulais SA4 0ZW**

Offers in the region of £598,500

Five Bedroom Executive Detached
Estuary and Mountain views
Double Garage plus Driveway
All Five Bedrooms with en-suite facilities
Wine Cellar

MW/WJ/65493/080818

DESCRIPTION

An opportunity to purchase this executive detached property, which is in our opinion thoughtfully designed and would make an impressive family home. With flexible accommodation that would suit a growing or extended family.

This imposing property, is set on an extremely private plot, with panoramic views across Pontarddulais, Hendy, the Eleven Arches and Loughor Estuary, and from the rear of the property up to the Black Mountains.

Having a larger than average entrance hallway, five double bedrooms, four being en-suite, and the master having a balcony seating area from the patio doors. The accommodation is set over three floors. On the lower ground floor is a wine cellar and drive-through double garage, which leads onto the utility room. This property also benefits from the added features of laundry shoot from the family bathroom and central vacuum system.

Externally, the rear garden is laid to patio, providing various seating areas, surrounded by mature trees and shrubs. The paved driveway provides parking for approximately five vehicles, in addition to the garage. Situated at the head of a cul-de-sac, within a development of similar properties on the outskirts of Hendy, with convenient access to the M4 via Jct 48, making travel to Carmarthen, Swansea and Cardiff accessible.

Internal viewing cannot be more highly recommended to appreciate all this property has to offer.

EER: D65

ENTRANCE PORCH

Accessed via elevated patio area with wrought iron balustrade to double glazed patio doors, double glazed window on both sides, tiled floor, coved ceiling, double glazed patio doors leading to;

ENTRANCE HALLWAY

Coved ceiling, two radiators, stairs to first floor, central vacuum point, open aspect through to;

STUDY

7'9 x 7'9 (2.36m x 2.36m)
Double glazed window to front, coved ceiling, radiator.

LOUNGE

18'4 x 18'1 (5.59m x 5.51m)
Double glazed doors leading from entrance hall, double glazed sliding doors to front patio area with wrought iron balustrade and views over Hendy, Loughor estuary, Pontarddulais and Eleven Arches, double glazed patio doors to side patio area, two radiators, brick archway with electric free-standing fire in feature brick fireplace, archway leading through to;

DINING ROOM

20'10 x 10'6 (6.35m x 3.20m)
Double glazed patio doors to side, double glazed patio doors to rear patio area, two double glazed windows to both sides, two radiators, coved ceiling, archway leading to;

KITCHEN

13'1 x 11'8 (3.99m x 3.56m)
Fitted with wall and base units with worktop over, double electric oven with 6 ring gas hob with stainless steel splash-back and extractor fan over, provision for additional oven and microwave in units, space for American fridge/freezer, space for dishwasher, sink unit and drainer with mixer tap, radiator, two double glazed windows to rear, tiled flooring, coved ceiling, glazed door to entrance hallway.

FAMILY BATHROOM

10'7 x 9'6 (3.23m x 2.90m)
Suite comprising of corner Jacuzzi bath with mixer tap and shower head, shower unit with 5 head power shower, WC, bidet, His and Hers wash hand basin with vanity units, large wall mounted mirror with spotlights surround, extractor fan, tiled walls, tiled floor, coved ceiling, double glazed window to side, laundry chute, radiator.

MASTER BEDROOM

21'10 x 16' (6.65m x 4.88m)
Double glazed patio doors leading to balcony overlooking Hendy, Loughor estuary, Pontarddulais and Eleven Arches, two double glazed windows to side, two radiators, coved ceiling, five wall uplighters, security alarm control,

door to;

EN-SUITE SHOWER ROOM

8'7 x 4'9 (2.62m x 1.45m)
Double walk-in shower with 5 head power shower, wash hand basin in vanity unit with surround and lighting, WC, double glazed frosted window to side, extractor fan, chrome effect towel radiator.

BEDROOM FIVE

12'2 x 10'4 (3.71m x 3.15m)
Double glazed window to rear, radiator, coved ceiling, four wall spotlights, sliding door access to storage cupboard.

FIRST FLOOR LANDING

Loft access, access to boarded eaves with electricity connected, radiator, six wall lights, central vacuum point, doors to;

BEDROOM TWO

16'3 (4'8) x 15'11 (12'3) (4.95m x 4.85m (3.73m)
Two Velux windows, eaves access, radiator, coved ceiling, door to;

EN-SUITE BATHROOM

8'5 x 4'6 (2.57m x 1.37m)
Suite comprising pedestal wash hand basin, WC, bath with electric shower over and folding glass modesty screen, chrome effect towel radiator, tiled floor, tiled walls, extractor fan, Velux window.

BEDROOM THREE

18'7 x 10'8 (5.66m x 3.25m)
Double glazed patio doors to balcony with railings to front providing views to the front, two Velux windows, radiator, three wall uplighters, access to eaves, door to;

JACK & JILL EN-SUITE

BATHROOM

8'5 x 6'4 (2.57m x 1.93m)
Suite comprising pedestal wash hand basin, bidet, WC, bath with electric shower over and folding modesty screen, chrome effect towel radiator, Velux window, tiled floor and walls, coved ceiling, extractor fan, wall uplighter, door to;

BEDROOM FOUR

10'8 x 10'5 (3.25m x 3.18m)
This room is currently used as a study. Double glazed window to rear with views up to the Black Mountains, access to eaves, two wall uplighters.

LOWER GROUND FLOOR

Accessed via door and stairs leading from the entrance hall, double glazed frosted window to rear, coved ceiling, sliding door leading to;

MULTI-PURPOSE DOUBLE GARAGE

37'9 x 15'9max (11.51m x 4.80m)

Electric doors to either end providing a drive through to the rear of the property, three double glazed frosted windows to side, radiator, part tiled floor, part laminate floor, roll out carpet which can transform the room into a party room or living space, wall mounted speakers, electric points, security alarm system, open access through to;

UTILITY / CLOAKROOM

29'8 x 5'10 (9.04m x 1.78m)

Central vacuum point, double glazed window to front and to rear, two radiators, wall and base units with worktop over, sink unit with mixer tap and shower head, tiled splashback, cushioned flooring, laundry chute exit point, space for washing machine and tumble dryer, space for freestanding cooker, partition area with WC and pedestal wash hand basin, steps lead to;

STORAGE ROOM

30'4 x 7'10 (9.25m x 2.39m)

Central vacuum system, radiator, coved ceiling, wall mounted Valiant combination boiler. This room provides storage or maybe potential to convert, wall access to;

WINE CELLAR

30'4 (8'8) x 9'1 approx (9.25m x 2.64m x 2.77m approx)

EXTERNALLY

The property is approached via driveway providing parking for numerous vehicles to garage via up and over door. The garden of

the property is mainly paved providing various seating areas with numerous mature trees and shrubs. At the front of the property is a pretty waterfall and pond. With extensive views to the front of Loughor Estuary and the Eleven arches plus uninterrupted views to the rear to the Black Mountains.

SERVICES

We are advised by the vendor that mains gas, electricity, water and drainage services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 892436 or e-mail

gorseinon@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

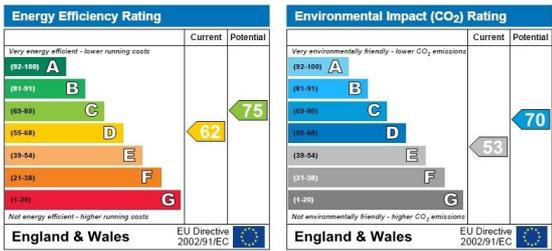
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Office in Gorseinon proceed to the traffic lights and go straight over onto Pontarddulais Road. Go straight through the village of Grovesend and onto the main Pontarddulais traffic lights. Here turn left onto St Teilo Street and proceed through the one way system. AT the traffic lights go straight through and at the mini roundabout take the right hand turning onto Fforest Road. Take the first turning into Bronallt Road and then the right hand turning into Coed Y Bronallt where the property can be located at the head of the cul-de-sac up on the right hand side.

16 Coed Y Bronallt, Hendy, Pontarddulais SA4 0ZW



**John.
Francis**