



Glandulais, Felindre, Swansea, West Glamorgan SA5 7PU

£400,000 For Sale

Property Features

- 2.50 acre country small holding
- 3 Bedroomed centrally heated bungalow
- Outbuildings
- 3 No. pasture fields
- Rural Location
- No forward chain
- 5 miles from Junction 46 of M4
- 10 Miles from Swansea City Centre

Property Summary

Glandulais is a well maintained 2.50 acre smallholding comprising a 3 bedroomed detached bungalow with lawned area to the front and outbuildings to the side and three separate paddocks, situated in a rural setting, near the village of Felindre, and within 5 miles of Junction 46 of the M4.



Full Details

Accommodation

Living Room

3.5m x 4.7m (11' 6" x 15' 5")
Window to front.

Kitchen

2.6m x 4m (8' 6" x 13' 1")
Window to rear. Stainless steel sink. Door to back:

W.C

2.6m x 1m (8' 6" x 3' 3")

Shower Room

1.6m x 2.6m (5' 3" x 8' 6")
Window to front. Shower. Wash hand basin.

Bedroom 1

3.6m x 2.6m (11' 10" x 8' 6")
Window to rear.

Bedroom 2

4.7m x 3.2m (15' 5" x 10' 6")
Window to Front,

Bedroom 3

3m x 3.6m (9' 10" x 11' 10")
Window to front. Radiator.

Externally

The garden is laid to predominantly lawn with a useful storage shed.

Land

The land is divided into 3 separate fields totaling approx. 2.50 acres.

Services

The property benefits from mains electricity, oil fired central heating, private drainage and a natural water supply. None of the services have been tested.





Council Tax

City & County of Swansea: Band D (£1,873.55).

Tenure

The property is held on a Freehold and offered with no forward chain.

Energy Performance Certificate

EPC Rating D.

Viewing

Strictly by appointment with the sole selling agents, please contact Swansea office, Druslyn House, De la Beche Street, Swansea SA1 3HH for further information:

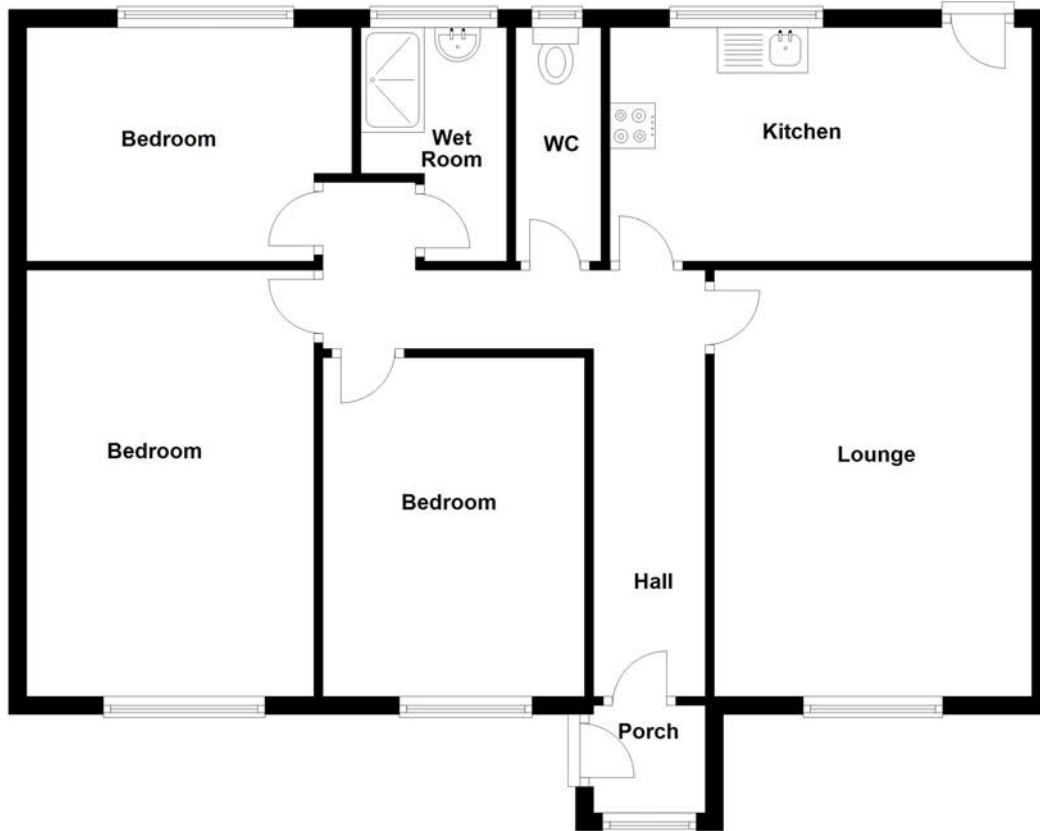
Tel: 01792 650 705

Email: property@reesrichards.co.uk



Ground Floor

Approx. 83.8 sq. metres (902.4 sq. feet)



Total area: approx. 83.8 sq. metres (902.4 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			100
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	