



**23 Gelligron Road, Pontardawe, Swansea, SA8 4LU**

**Asking Price: £450,000**

- Beautifully Presented 4 Bedroom Detached Family Home
- Thoughtfully Extended in 2006 & 2007
- Perfect Blend Of Period Character And Modern Living
- Larger Than Average South Facing Rear Garden
- Originally Built Circa 1900 As A Charming Farmhouse
- Spacious And Versatile Accommodation Throughout
- Quiet Cul-de-sac Location In The Heart Of Pontardawe



## Entrance Hallway

Entered via double glazed front door to hallway with staircase giving access to the first floor, understairs storage space, medium oak effect laminate floor and half glazed doors to:-

## Study

3.14m x 2.96m (10' 4" x 9' 9")

Bathed in natural light from double-glazed windows to both the front and side aspects, this cosy, inviting space offers a warm and welcoming atmosphere throughout the day. The beautiful stripped pine floorboards add character and charm underfoot, perfectly complementing the room's classic appeal. A striking wooden feature fireplace creates a natural focal point, complete with a tiled hearth and inset electric fire ideal for adding both style and comfort on cooler evenings. A fitted wall light set within a recessed feature enhances the ambience, providing a soft, relaxing glow

Whether you're curling up with a book, entertaining guests, or simply unwinding at the end of the day, this delightful, light-filled room combines character, comfort and practicality in equal measure. A space you'll love spending time in.

## Lounge

3.92m x 3.80m (12' 10" x 12' 6")

This comfortable, bright and airy living space has been thoughtfully designed to combine warmth, character and practicality. Natural light pours in through the double-glazed side window creating an inviting atmosphere that's perfect for both relaxing evenings and entertaining guests. At the heart of the room sits a stunning feature cast iron multi fuel burner, beautifully framed by a solid oak mantle and set on an elegant Welsh slate hearth. It's a true focal point adding charm, character and cosy ambience during the cooler months. Underfoot, the medium oak-effect laminate flooring complements the natural tones of the fireplace, offering both style and durability for modern living. An open aspect leading through to the dining room enhances the sense of space and flow, making this lounge ideal for family life and social gatherings alike.

## Dining Room

6.49m x 4.60m (21' 4" x 15' 1")

A bright and versatile open-plan dining room, thoughtfully designed for modern living. Featuring stylish inset spot lighting and continued medium oak-effect laminate flooring, the space flows seamlessly to create a warm and inviting atmosphere. Natural light pours in through the double-glazed side window and elegant double-glazed French doors, which open directly onto the rear garden perfect for indoor-outdoor entertaining during the warmer months.

Open plan to the kitchen area, this layout is ideal for both everyday family life and hosting guests, offering a sociable and functional space at the heart of the home

## Kitchen

This well-appointed, modern fitted kitchen boasts an excellent range of matching cream base and wall units, complimented by sleek chrome finger handles and generous drawer storage. Solid wood work surfaces provide an abundance of preparation space, creating a warm contrast to the clean, elegant cabinetry. At its centre, a charming Belfast sink with hot and cold mixer taps sits perfectly beneath inset spot lighting, enhancing both functionality and ambience. Cooking enthusiasts will appreciate the built-in fan-assisted Bosch electric oven with grill, paired with a four-ring ceramic hob and stainless steel extractor canopy above. Two built-in wine racks, positioned either side of the cooker, add a stylish and sociable touch and the added advantage of an integrated dish washer. The kitchen is further enhanced by a well-proportioned central island, offering additional fitted cupboards and a further solid wood work surface ideal for casual dining, entertaining, or family gatherings. Medium oak-effect laminate flooring flows seamlessly throughout, a floor standing oil boiler (supplying domestic hot water and oil central heating) while double-glazed French doors open directly onto the rear garden, flooding the space with natural light and creating effortless indoor-outdoor living. There is also space for an American-style fridge freezer (with water supply) and a convenient half-glazed door leading to:-

## Utility Room

2.81m x 2.08m (9' 3" x 6' 10")

A well-proportioned utility room offers a practical yet stylish space designed to make everyday living effortless. Featuring a range of fitted base and wall units in a timeless cream finish with sleek chrome finger handles, the room provides excellent storage while maintaining a clean, contemporary look. Solid wood work surfaces offer generous preparation space and incorporate a single drainer stainless steel sink unit, ideal for household tasks. There is plumbing in place for both an automatic washing machine and tumble dryer, ensuring complete convenience. Finished with durable ceramic tiled flooring, a double-glazed window to the side aspect and door to:-

## Cloakroom

1.82m x 1.07m (6' 0" x 3' 6")

A two piece suite comprising low level W.C, wash hand basin, heated towel rail, ceramic tiled flooring and double glazed frosted window to side aspect.

## First Floor Landing

With attic hatch and doors to:-



### Master Bedroom

4.04m x 3.75m (13' 3" x 12' 4")

A beautifully presented master bedroom, offering both style and practicality in equal measure. The room features generous full-length fitted wardrobes, providing excellent storage while maintaining a sleek, uncluttered feel. Medium oak-effect laminate flooring adds warmth and durability, perfectly complementing the light and airy atmosphere. A ceiling-mounted fan with integrated light ensures year-round comfort, while the double-glazed window overlooks the peaceful rear garden and door to:-

### Ensuite Shower Room

2.43m x 2.13m (8' 0" x 7' 0")

A beautifully finished three-piece ensuite, designed for both style and comfort. Featuring a spacious triple-base walk-in glazed shower with a powerful mains-fed shower, this contemporary space is fully tiled with sleek wall finishes and practical non-slip floor tiles for added safety. The suite includes a modern low-level W.C., a stylish wash hand basin, and a heated towel rail for that everyday touch of indulgence. A heated wall-mounted sensor touch mirror cabinet with integrated lighting adds both convenience and sophistication, while inset spot lighting creates a bright, inviting atmosphere. Completing the room is a double-glazed frosted window to the rear.

### Bedroom Two

3.18m x 3.08m (10' 5" x 10' 1")

With double glazed window to front aspect and further window to side aspect.

### Bedroom Three

3.41m x 2.97m (11' 2" x 9' 9")

With feature strip lighting and two double glazed windows to side aspect.

### Bedroom Four

4.32m x 2.21m (14' 2" x 7' 3")

With light oak effect laminate flooring, a selection of fitted wardrobes and storage space and double glazed window to side aspect.

### Family Bathroom

2.47m x 1.94m (8' 1" x 6' 4")

The space features a sleek corner, glazed walk-in shower cubicle with a chrome mains shower, alongside a luxurious panelled bath with centrally mounted chrome hot and cold taps perfect for both quick mornings and relaxing evenings. A matching wash hand basin and low-level W.C. complete the suite with clean, modern lines. Thoughtfully designed, the room also benefits from a wall-mounted mirror cabinet with integrated lighting and shaver point, a feature recessed shelf for added storage and display, part-tiled walls, and durable ceramic tile flooring. Inset spot lighting enhances the bright, modern feel, while a double-glazed frosted window to the side aspect provides natural light with privacy.

### External

To the front of the property, a generous tarmac driveway provides ample off-road parking for numerous vehicles perfect for families, visiting guests, or those needing space for a motorhome or caravan. The driveway leads to a tandem detached garage featuring an up-and-over door, complete with power, lighting, and water supply, offering excellent versatility for storage, a workshop, or additional secure parking. A gated side access opens into what is truly a standout feature of this home, a larger-than-average, beautifully maintained rear garden. Enjoying a desirable south-facing aspect, this private and fully enclosed space is perfect for entertaining, relaxing, and family life. An attractive Indian flagstone patio area provides the ideal setting for outdoor dining and summer gatherings, while the lawn is framed by mature conifer trees, established shrubs, and colourful flower borders that create a wonderful sense of privacy and charm. The garden also benefits from fenced boundaries and a useful garden shed, completing this impressive outdoor offering. This exceptional outdoor space perfectly complements the property, delivering both practicality and lifestyle appeal in equal measure.

### Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



Approx Gross Internal Area  
149 sq m / 1607 sq ft



### Ground Floor

Approx 74 sq m / 793 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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

