

*Motivated seller. A substantial, tastefully presented 5 bedroomed family home, elevated town location overlooking Pontarddulais, Swansea/Llanelli*



Cefn Grug, Highland Terrace, Pontarddulais, Swansea, West Glamorgan

. SA4 8JY.

£399,000

R/4159/LD

Motivated seller \*\*\* Substantial family home \*\*\* Tastefully presented with period features retained \*\*\* 3 storied, 5 bedroomed\*\*\* Generous corner plot, secure garden \*\*\* Family friendly property with ample social/living areas \*\*\* High end kitchen, bathroom and utility space \*\*\* Tarmacadamed driveway with space for 2/3 vehicles \*\*\* Integral garage, garden shed and greenhouse \*\*\* Well positioned overlooking Pontarddulais \*\*\* Walking distance to a number of Primary and Secondary schools \*\*\* Close to a range of shops, Public Houses etc \*\*\*

\*\*\*2 miles to the M4 Motorway with access to Swansea, Cardiff and beyond \*\*\*

\*\*\* An exceptional house offering space and versatility \*\*\* MUST VIEW TODAY !!!



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## Location

The property is situated in an elevated position on Highland Terrace, enjoying breathtaking views over the town and surrounding countryside. The property lies within close proximity to all everyday amenities, with a number of well regarded Junior and Secondary schools within walking distance. Pontarddulais offers great amenities with a number of shops, Public Houses, leisure and recreational services. The 'Heart of Wales' trainline runs through the town offering good access to Swansea town centre and the M4 intersection lies within 1 miles at Hendy. The renowned breathtaking Gower beaches and coves are within approx.30 minutes' drive therefore being perfect for leisure, recreational and commuting purposes.

Within walking distance of the beginning of the Black Mountain, and its breathtaking views and more miles of walks, bike riding, and places to relax and enjoy the outdoors.

## General

A substantial family home enjoying an elevated position overlooking the popular and convenient town of Pontarddulais. The property itself has undergone refurbishment over the years and now offers a period yet modernised family home that is split over 3 floors and providing 5 double bedrooms.

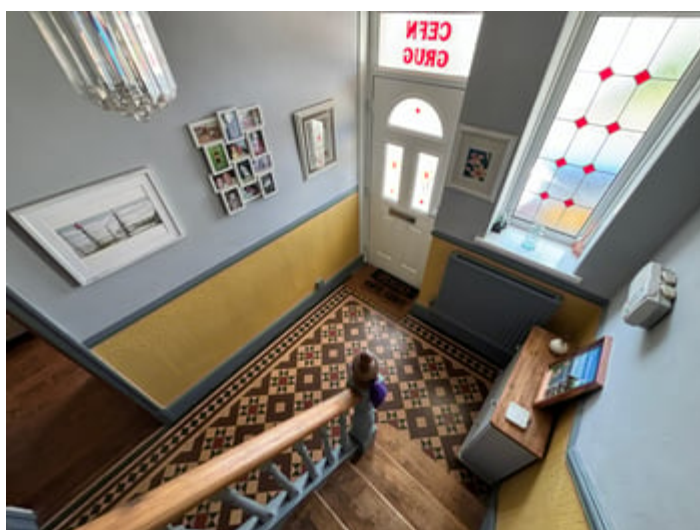
The property benefits from mains gas central heating, double glazing and good broadband connectivity. A particular feature of the property is its location in Highland Terrace with a sizeable plot being totally secure and providing ample outdoor space which is perfect for any family home. The property is tastefully presented and retaining many of its original character features throughout. A property of this calibre does not come to market often. It offers convenience being near well regarded schools as well as easy commuting distances to the larger cities of Swansea, Cardiff, Bristol etc.

The property comprises more particularly as follows;-



## Reception Hall

Accessed via UPVC composite front entrance door, featuring a mosaic tiled floor. Original staircase to the first floor accommodation. Radiator. Doors to ground floor living accommodation.



## Living Room

6.93m x 3.45m (22' 9" x 11' 4") with wooden flooring. Open fireplace with Oak surround housing a cast iron multifuel stove. Radiator. Opening onto..







### Dining Room

With wooden flooring. Picture window enjoying views over the garden. Radiator. door through to conservatory of UPVC construction under a polycarbonate roof. Tiled flooring. Doors opening onto garden area.



### Kitchen

6.39m x 3.27m (21' 0" x 10' 9") a high gloss modern fitted kitchen with a range of wall and floor units with complimentary wooden worksurfaces over. Freestanding Rangemaster cooker with extractor hood over. Belfast sink with mixer tap. Space for dishwasher. Breakfast bar area. Tiled splashback. Understairs storage cupboard. Open fireplace with feature electric fire. Radiator. Slate effect tiled flooring.



### Kitchen 2nd Angle





## Utility Area/ Breakfast Bar Area



A useful space with wall and floor units, wine rack. Breakfast bar area. Radiator. Slate effect tiled flooring. UPVC door to rear garden area.

## Cloakroom

With low level flush w.c., wall mounted wash hand basin.



## Integral Garage

With up and over door. Offering further conversion opportunity (subject to consent).

## FIRST FLOOR

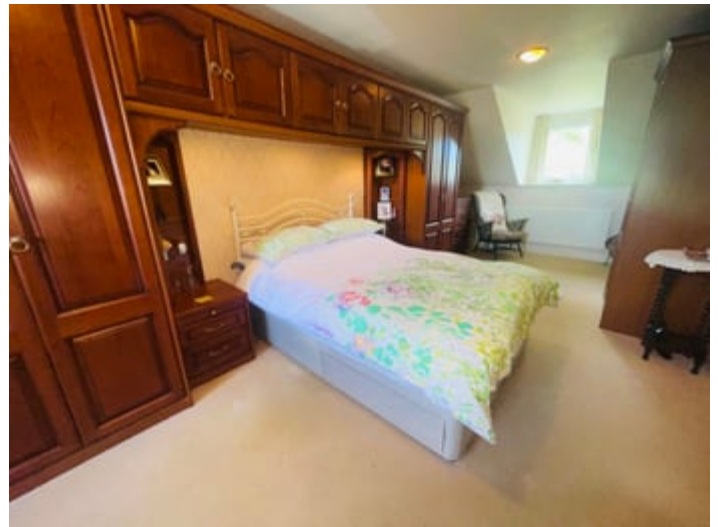
### Split Level Landing

With exposed wooden floorboards and stairs leading to second floor. Radiator.



## Bedroom 1

7.98m x 3.03m (26' 2" x 9' 11") with radiator. Double aspect windows with a dormer.



## Bedroom 2

5.01m x 3.19m (16' 5" x 10' 6") with exposed wooded floors. Radiator. 2 x windows to the fore. enjoying views over the town of Pontarddulais. Radiator.



## Bedroom 3

3.47m x 3.32m (11' 5" x 10' 11") with radiator.



#### Bedroom 4

4.03m x 3.03m (13' 3" x 9' 11") with radiator. Double aspect windows enjoying views over the garden area.

(This room is currently utilised as a second living room).



#### Family Bathroom



2.47m x 2.25m (8' 1" x 7' 5") A stunning and stylish suite with freestanding roll top bath Separate shower cubicle .Low level flush w.c., vanity unit with wash hand basin. Polished chrome towel rail.

## SECOND FLOOR

#### Bedroom 5 / Attic Room

5.50m x 3.52m (18' 1" x 11' 7") with exposed 'A' frame beams. 2 x Velux windows. Radiator.



## EXTERNALLY

#### Garden

A particular feature of this substantial property is its elevation location thus enjoying an extensive plot. The gardens as a whole are secure and being perfect for any family occupier. The garden has been laid mostly to level lawn, with various patios and seating areas and providing a real sun trap and ideal for outdoor entertaining and 'alfresco' dining.

To the rear of the property lies a small vegetable growing area with a greenhouse and potting shed. In all a stunning family home in a convenient position with ample space internally as well as externally.







Further Garden photos



Front of Property



Rear of Property



View from Property



**Agents Comments**

A stunning family home with convenience in mind.

**Tenure and Possession**

We are informed the property is of Freehold Tenure and will be vacant on completion.

The property is listed under the Local Authority of Swansea Council. Council Tax Band - D

### **Money Laundering Regulations**

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

### **Services**

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, mains gas fired central heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.



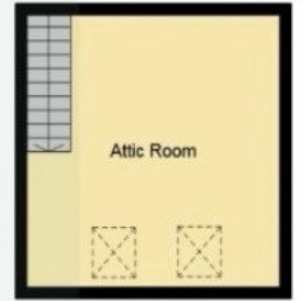




**Ground Floor**



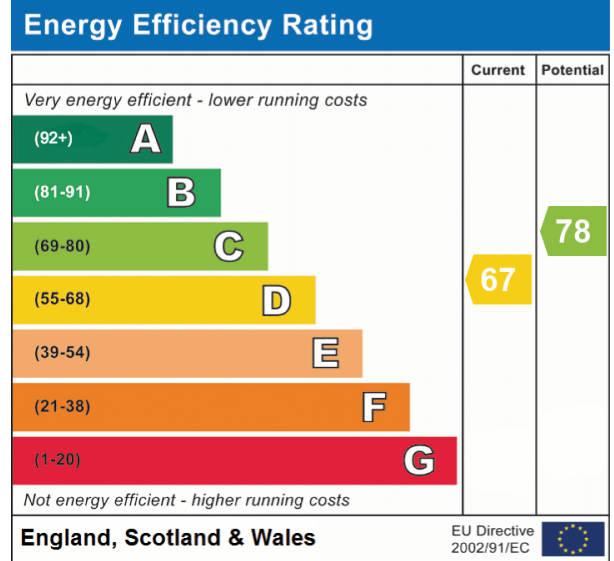
**First Floor**



**Second Floor**

**Directions**

What Three Words are: headliner. suffice. flaking.



For further information or to arrange a viewing on this property please contact :

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