



Tir Isaf Farm, Dinam Road, Bonymaen, Swansea, SA1 7HG

Asking Price: £500,000

- 9 Acres Of Grazing And Pasture Land
- Spacious 5 Bedroom Detached Bungalow
- Edge Of Popular Residential Area
- A Must See Property
- Attractive Modern Small Holding
- A Range Of Stables And Outbuildings



Entrance

2.631m x 2.156m (8' 8" x 7' 1")

Entered via double glazed front door with matching glazed side panel, ceramic tile flooring and inner glazed door to:-

Hallway

4.468m x 2.060m (14' 8" x 6' 9")

With laminated flooring, built in cupboard space and doors to:-

Lounge

5.156m x 5.370m (16' 11" x 17' 7")

With tiled fire place, fitted wall lights, coving and double glazed window to the front.

Kitchen

4.130m x 3.576m (13' 7" x 11' 9")

Fitted with a range of matching base and wall units, roll top work surface space with single drainer sink unit, built in electric cooker, 4 ring ceramic hob, ceramic tile flooring, double glazed window to the rear and glazed door giving access to:-

Rear Lobby

2.121m x 1.687m (7' 0" x 5' 6")

Ceramic tile flooring and doors to:-

Utility Room

3.275m x 3.233m (10' 9" x 10' 7")

With ceramic tile flooring, boiler (supplying oil central heating and domestic hot water) and door to:-

Cloakroom

1.740m x 1.086m (5' 9" x 3' 7")

With low level W.C, wash hand basin and double glazed frosted window to side.

Bedroom One

With laminated flooring, built in wardrobe and double glazed window to front aspect.

Bedroom Two

3.209m x 2.680m (10' 6" x 8' 10")

With double glazed window to the rear.

Shower Room

3.247m x 2.017m (10' 8" x 6' 7")

A three piece suite comprising double base walk in glazed shower cubicle housing electric shower, wash hand basin, low level W.C, ceramic tile flooring, part tile walls and double glazed frosted window to the side.

Family Lounge/Dining Room

7.215m x 4.140m (23' 8" x 13' 7")

A spacious light and airy room L shaped with inset spot lighting and double glazed windows to front and side aspect.

Kitchen 2

A well presented and fitted modern kitchen with a good selection of matching base and wall units with colour coordinated high gloss roll top work surface space and preparation area incorporating one and a half bowl sink unit, built in fan assisted electric cooker, 4 ring ceramic hob, integral fridge/freezer and dish washer, breakfast bar area, tile effect wood flooring, part tiled walls, double glazed window to the side and door to:-

Side Lobby

2.293m x 1.927m (7' 6" x 6' 4")

With ceramic tile flooring, plumbing for automatic washing machine and door giving access to boiler room housing boiler (supplying domestic hot water and oil central heating)

Conservatory

3.960m x 2.597m (13' 0" x 8' 6")

Double glazed with ceramic tile flooring and French doors to the rear.

Family Bathroom

2.941m x 2.256m (9' 8" x 7' 5")

A three piece suite comprising corner panel bath with central mounted chrome hot and cold mixer tapover, vanity wash hand basin, low level W.C, ceramic tile flooring, fully tiled walls, fitted mirror with light and double glazed frosted window to the rear.

Master Bedroom

4.449m x 4.153m (14' 7" x 13' 8")

With a selection of fitted wardrobes, coving and double glazed window to the rear.

Bedroom One

3.922m x 3.471m (12' 10" x 11' 5")

Accessed off connecting door from main hallway with medium oak effect laminate flooring, textured ceiling with coving and double glazed window to front aspect.

Bedroom Two

3.526m x 2.823m (11' 7" x 9' 3")

With beech effect laminate flooring and double glazed window to the rear.

External

The property is accessed via a sweeping drive providing ample parking for many cars that then leads to a carport to the side. Front side and rear gardens laid to lawn.

The property has the added advantage of not less than 9 acres of grazing and pasture land ring fenced, gated access and water supply with a range of stables and outbuildings, purpose built wooden lodge, 2 store sheds and a hay barn.



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