

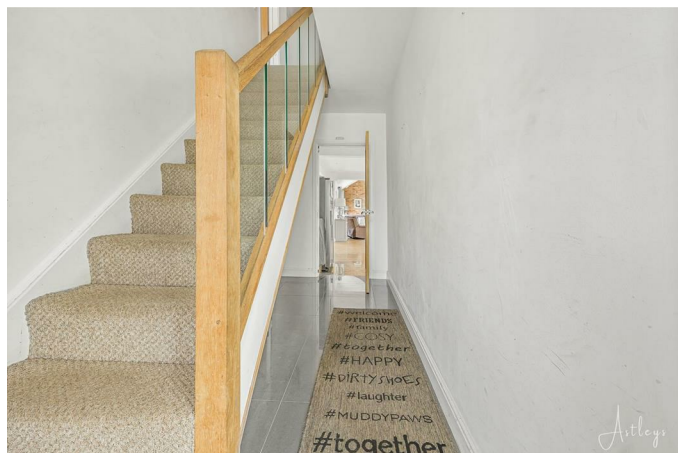
Sunningdale Abercrave, Swansea, SA9 1SW

£494,950

Nestled in the charming semi-rural area of Abercrave, Swansea, this impressive detached dormer bungalow offers a perfect blend of spacious living and modern convenience. Just a stone's throw from the stunning Brecon Beacons National Park and the vibrant market towns of Brecon and Ystradgynlais, this property is ideally situated for those who appreciate both nature and community. The main residence boasts four well-proportioned bedrooms, providing ample space for family living. Upon entering, you are greeted by a welcoming hallway that leads to a versatile study and a playroom, which can easily serve as a second reception room. The heart of the home is undoubtedly the exceptionally large open-plan kitchen, dining, and living area, perfect for entertaining or enjoying family gatherings. In addition to the main living space, the property features an adjoining annexe, which is ideal for multi-generational living or as a private retreat for teenagers. This self-contained area includes a cloakroom, kitchen, shower room, and a generously sized bedroom, ensuring comfort and privacy. The first floor of the main bungalow houses four additional bedrooms, including a master suite with an ensuite shower room, alongside a family bathroom. Externally, the property is equally impressive, with a brick paver driveway offering ample parking for multiple vehicles. The large garden is a delightful outdoor space, complemented by two garages, providing further storage or workshop options.

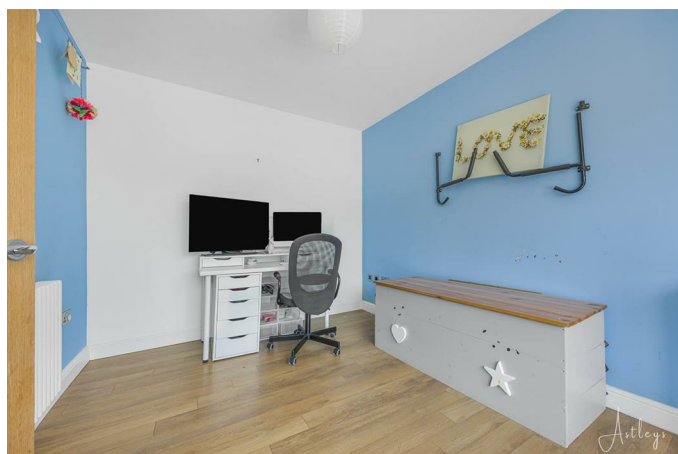
Front entrance door into:

Entrance hallway



With tiled floor, stairs to first floor.

Study/bedroom 5 13'9" x 9'1" (4.19m x 2.77m)



With laminate flooring, double glazed bay window to front, vintage radiator.

Playroom/cinema room 17'6" x 11'3" (5.33m x 3.43m)

With herringbone solid oak flooring, vintage radiator, double glazed bay window to front.

Open plan kitchen/dining/living space 41'4" x 27'3" (12.60m x 8.31m)

Kitchen area



Fitted with high-gloss cream base and wall units with grey quartz effect work surfaces, induction hob, inverted bowl style sink, double oven/grill, space for American fridge/freezer, tiled floor, double glazed window to side, spotlights to ceiling.

Kitchen area



Dining area



With double glazed sliding patio doors to rear, laminate flooring, spotlights to ceiling.

Living area



With media wall with fitted electric fire (not tested) and space for a 60" television, feature brick wall, 2 velux roof lights, laminate flooring, double glazed bi-fold doors to side.



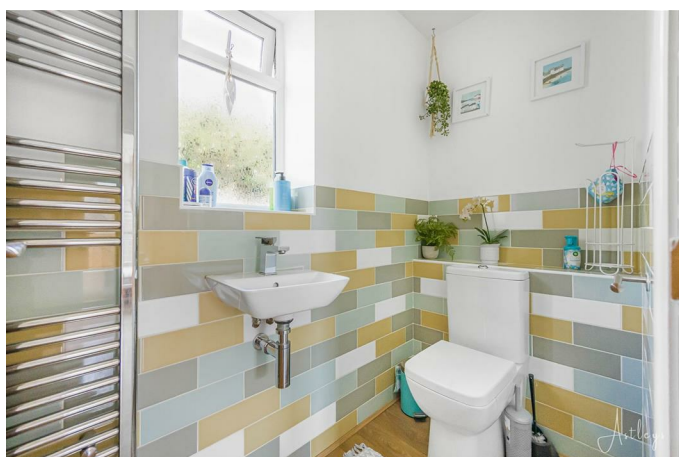
ADJOINING ANNEXE

Passageway 12'3" x 3'2" (3.73m x 0.97m)



With access to two attic spaces, door to side, laminate flooring.

Cloakroom 7'2" x 3'3" (2.18m x 0.99m)



With 2 piece suite in white comprising w.c. and wash hand basin, heated towel rail, laminate flooring, double glazed window to side, part tiled walls.

Kitchen 10'6" x 10'3" (3.20m x 3.12m)



Fitted base and wall units in high-gloss cream with work surfaces over, built-in electric, integrated fridge/freezer, stainless steel sink unit, double glazed window and door to side, part tiled walls, space for tumble drier and washing machine.

Bedroom 18'3" x 15'7" (5.56m x 4.75m)



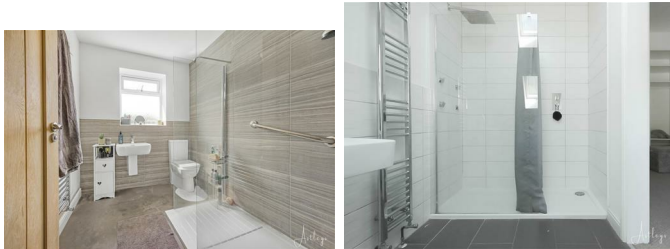
With two sets of double glazed french doors to rear garden, laminate flooring, radiator.



Bedroom one 17'9" x 11'5" (5.41m x 3.48m)



Ensuite shower room 7'8" x 6'3" (2.34m x 1.91m)



With 3 piece suite in white comprising double shower cubicle, w.c. floating wash hand basin, heated towel rail, cushion flooring, double glazed window to side.

FIRST FLOOR

Landing area 10'9" x (3.28m x)



With access to roof space, radiator.

With double glazed window to rear, upright radiator, eaves storage.



Ensuite shower room 13'7" x 5'2" (4.14m x 1.57m)

With double shower cubicle, floating sink, w.c., 2 velux roof lights to rear, tile effect laminate flooring, part tiled walls.

Bedroom two 16'7" x 11'5" (5.05m x 3.48m)



Dormer double bedroom with radiator, double glazed window to front.



Bedroom three 16'5" x 12'10" (5.00m x 3.91m)



Dormer double bedroom with double glazed window to front, radiator.

Bedroom three



Bedroom four 8'3" x 6'1" (2.51m x 1.85m)

With eaves storage cupboards, velux window to rear, radiator.

Bathroom/w.c. 8'3" x 6'1" (2.51m x 1.85m)



With 3 piece suite in white comprising freestanding bath with shower to taps, floating sink, w.c., tile effect laminate flooring, heated towel rail, double glazed window to side, part tiled walls.



Outside



Off-road parking to brick pavied driveway for several vehicles. Side access to enclosed garden to the rear which is over 3 levels and comprises patio area and lawn, steps down to 2 decked areas, further steps down to shingled areas and 2 garages, the larger one has power and light and electric door. Access to rear lane.





Detached garages



Another view of front of property



Drone photograph



AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

27 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

AGENTS NOTE

Council Tax Band C £1986 per annum

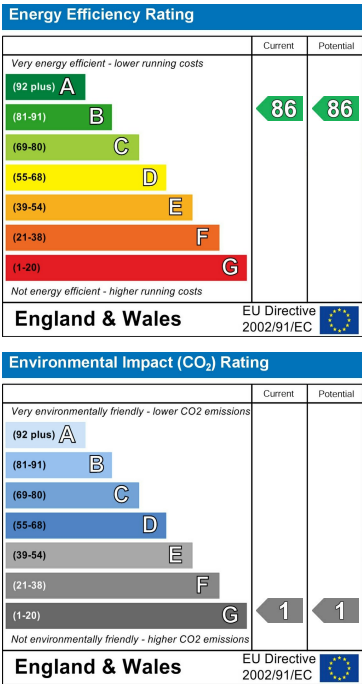
Floor Plan



Area Map



Energy Efficiency Graph



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