



Thomas House, 14 Coed Y Bronallt, £850,000
Pontarddulais, Swansea, SA4 0ZW



THOMAS HOUSE

Davies Craddock Estates are pleased to present for sale this impressive detached property, gracefully nestled in the highly sought-after area of Coed Y Bronallt, Pontarddulais.

This remarkable home, thoughtfully designed over four floors, offers a unique blend of luxury and comfort. Boasting an impressive array of amenities, it is perfectly designed for relaxation and recreation, all finished to the highest specification – truly delivering the 'wow' factor.

Your initial welcome is nothing short of grand, as two majestic staircases sweep you up to a private balcony. From here, breath taking panoramic views unfold across the estuary and rolling countryside. Below, a beautifully concrete stamped driveway offers an elegant approach to the integral garage, perfect for your vehicles.

Whether you envision cosy family nights in, elegant entertaining with friends, or simply a sanctuary for personal wellbeing, this home delivers. Indulge in a revitalising swim in the pool, an invigorating session in the gym, or unwind completely in the soothing embrace of the sauna and jacuzzi.

A viewing is highly recommended to fully grasp the impressive qualities of this property



STEP INSIDE - THE FIRST FLOOR

Welcomed into a grand hallway featuring an impressive curved staircase complemented by an beautiful 7.5meter stone, hand crafted feature wall.

Off the hallway, you'll discover a relaxing living room/cinema room with surround sound media wall with electric feature fire. Complete with two alcoves with down lighting and two sash windows with shutters to the front.

To the other side and a dedicated office space with two sash windows and shutters to front, offering an abundance of natural light. Also, a convenient well-appointed cloakroom with gold and black tiling and ambient lighting.

Leading us into the heart of the home: an expansive open-plan living, kitchen, and dining area. Here, we have two sets of bi-folding doors seamlessly merge indoor and outdoor living.

The living area complete with a media wall and electric feature fire set between two alcoves with down lighting.

The beautiful well-appointed kitchen fully equipped with two Neff ovens, built in microwave, full size wine cooler with lighting and integrated fridge and freezer. To the centre a kitchen island with built in ceramic 5 ring hob and retractable extractor fan. Finished off with marble effect tiles with underfloor heating.

Just off the kitchen, a utility room with space for your washing and drying machines with stairs leading to the lower ground level.

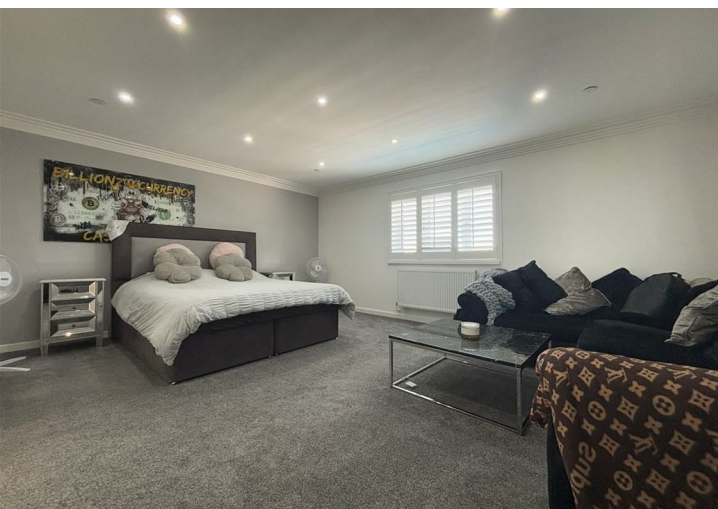


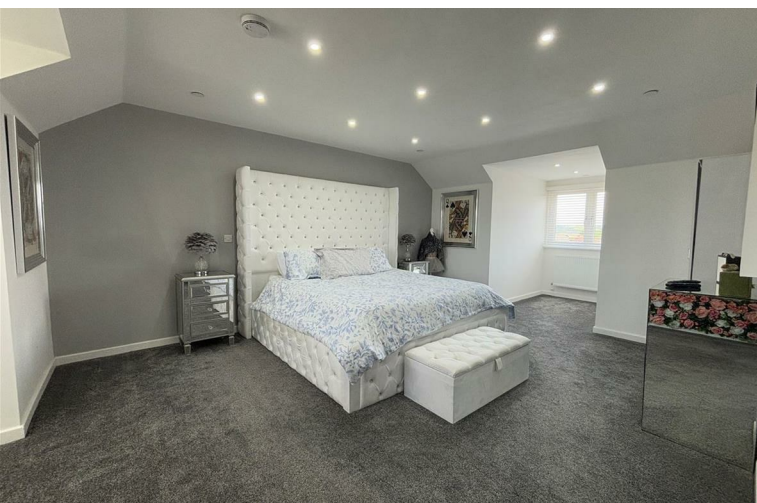
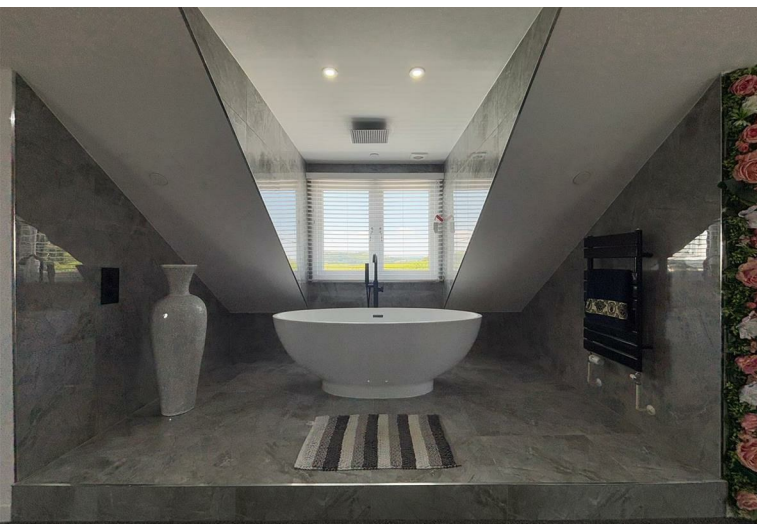


THE SECOND FLOOR

Ascending to the second floor, you're greeted by a spacious landing area that immediately captures your attention by its large viewing window with its incredible far-reaching views of the Gower Estuary and the beautiful Welsh countryside.

This level boasts four generously sized double bedrooms, all fitted with sash windows and shutters. Each room benefiting from access to two well-appointed Jack and Jill bathrooms, complete with free standing bathtub, enclosed shower, w/c, hand wash basin, finished off with white marble effect tiling.





THE TOP FLOOR

Continue to follow the curve of the staircase to the top floor, you'll discover a truly exceptional space.

Here, an open-plan bedroom with its own luxurious bathroom facilities including his and hers sinks, rainfall bath, separate shower and walk-in wardrobe. Fully fitted with it's own air conditioning unit.

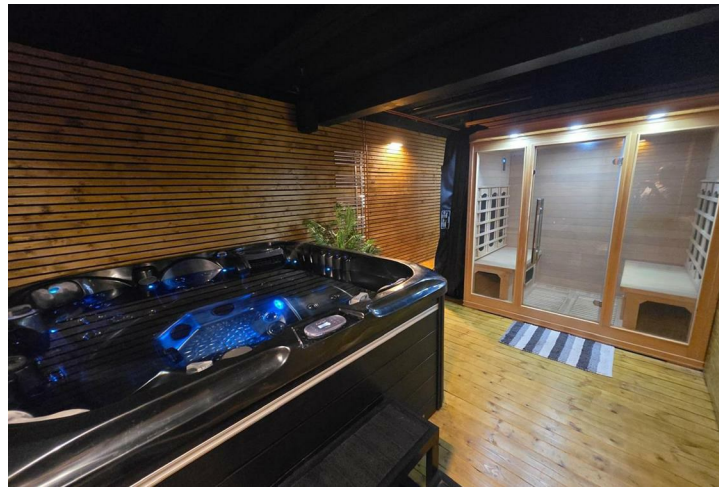
Every aspect of this floor is designed to maximize the stunning countryside views.

LOWER LEVEL

Descending to the lower level, you'll uncover a fantastic extension of this impressive home.

This floor features a large show garage, thoughtfully designed to house three vehicles, complete with full heating and fitted with tuff tiles throughout.

From here, double glass doors leading to a fully equipped gym. Following on from the gym, this level boasts a separate sauna room and a dedicated jacuzzi with wooden panelled walls with ambient lighting and one way glass over looking the garage.



* UNDERFLOOR HEATING (First Floor)

* CCTV (Operated by Smartphone)

* EXTRA PRESSURE PUMPS

* MUSIC SYSTEM BUILT IN (Operated by Smartphone)

* AIR CONDITIONING (Top Floor)

* HEATING (Operated by Smart Phone)

STEP OUTSIDE

Step into your own private oasis.

This exquisite property boasts a beautiful, marble-effect tiled tiered garden, offering a truly peaceful escape.

Unwind by the heated swimming pool whilst enjoying the calming presence of a large, well-maintained koi pond.

It's the perfect blend of elegance and tranquillity, ready to be your sanctuary.





Davies Craddock Estates

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Entrance
Double doors into;

Hallway
Curved staircase to first floor, tiled flooring.

Office
8'7" x 13'9" approx.
Tiled flooring, two windows to front with shutter blinds.

Living Room
21'9" x 13'0" approx.
Feature fire place, two windows to front with shutter blinds.

Cloakroom
6'0" x 4'8" approx.
Fitted with W/C, hand wash basin, radiator, tiled walls and flooring.

Open Plan Living, Dining & Kitchen
36'9" x 18'0" approx. (max)
Kitchen fitted with base units with worktop over, integrated fridge & freezer, dishwasher, two ovens & microwave, wine cooler fridge, sink and drainer with mixer tap, kitchen island with storage and 5 ring ceramic hob with retractable extractor fan. Living area, feature fireplace. Tiled flooring throughout, two bi-folding doors to rear leading to garden area.

Utility
Fitted with wall and base units with worktop over, wall mounted boiler, (BAXI) space for washing machine and tumble dryer, window and door to side, stairs down to garage.

First Floor Landing
Window to front, radiator, curved stairs to second floor.

Bedroom One
14'10" x 18'5" approx.
Window to rear, radiator, door into Jack and Jill bathroom.

Bathroom
9'3" x 10'11" approx.
Fitted with W/C, hand wash basin, stand alone bath, enclosed shower, radiator, tiled flooring and wall, window to side.

Bedroom Two
12'0" x 13'9" approx.
Two windows to front, radiator, door into Jack and Jill bathroom.

Bedroom Three
12'0" x 12'10" approx.
Two windows to front, radiator, door into Jack and Jill bathroom.

Bathroom
9'2" x 10'2" approx.
Fitted with W/C, hand wash basin, stand alone bath, enclosed shower, radiator, tiled flooring and wall, window to side.

Bedroom Four
18'2" x 18'4" approx.
Window to rear, radiator, door into Jack and Jill bathroom.

Second Floor Landing
Window to front.

Master Bedroom (Top Floor)
36'9" x 29'2" approx. (max)
Open plan bedroom with bathroom areas. Fitted with W/C, hand wash basin, separate walk-in shower, free standing bath, walk-in wardrobe, three windows to rear with countryside views, two windows to front. Air conditioning unit.

Garage
23'5" x 25'8" approx. (max)
Electric door, Full electrics, window to side, double doors into;

Gym
13'8" x 29'2" approx.
Storage room, store housing pool pump, corridor leading to;

Jacuzzi and Sauna Room
6'6" x 11'1" approx.
Fitted with Sauna Room & Jacuzzi Hot Tub, wooden panelled walls and flooring, window to side.

External
To the front - A private drive leading to garage with imperial staircase.
To the rear - A landscaped garden with patio area and raised low maintenance synthetic turf, Complete with heated swimming pool and Koi pond.

- Detached Property
- EPC - B
- Approx. 451m²
- Council Tax - G
- Mains Gas, Electric, Water & Drainage
- Freehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

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We'd love to hear what you think!

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