



Aneddfa Bethel Lane, Penclawdd, Swansea, SA4 3FP

Offers In The Region Of £695,000

- Attractive Period House in superb fringe village location
- Much refurbished where every attempt made to retain original features
- 4 Bedrooms and 3 bathrooms
- Detached Garage and utility room
- EPC Rating 'E'
- Magnificent views over the estuary towards the hillsides beyond
- 4 Receptions and wonderful handcrafted kitchen
- Gas central heating and double glazed sash windows
- Idyllic landscaped grounds with gazebo and patios
- Council Tax D

Aneddfa Bethel Lane, Penclawdd SA4 3FP

Set in a magnificent location on the fringe of this popular north Gower village at the end of a quiet lane commanding wonderful views over the estuary towards the hillsides beyond. This attractive period house has been the subject of much refurbishment where every attempt has been made to retain the original features whilst providing a family home with contemporary flair. The house stands in superb landscaped gardens and provides the following accommodation: Reception Hall; Sitting Room with feature stone fireplace; Lounge with decorative fireplace; Dining Room; Rear Hall; Cloakroom; Family Room with bifold doors to patio and feature fireplace with multi fuel stove; Kitchen/Breakfast Room with Rayburn range and handcrafted Makepeace Cherrywood and Maple cupboards; Main Bedroom with en suite Shower room; Guest Room with en suite shower; 2 further Bedrooms and Family bathroom. Upvc double glazing. Gas fired central heating. Gated entrance leading to attractive resin drive and detached Garage. Utility Room. The garden has been the pride and joy of the sellers who have used the natural landscape to provide superb sitting areas to take advantage of the views. In the lower garden with a fabulous gazebo with stone terrace and patio that provides a fabulous outside living area. Garden store sheds. Extensive patio with established herbaceous borders and many specimen trees. A fabulous home worthy of immediate inspection, book an appointment to view today.



Council Tax Band: E



RECEPTION HALL



5'9" x 2'11"

Half glazed panel entrance door. Tiled to dado height with decorative border. Stairs to first floor. Slate floor.

SITTING ROOM



13'11" x 9'1"

Impressive stone fireplace with exposed beam above incorporating a multi fuel stove on stone hearth. Wall alcoves. Exposed ceiling beams. Radiator

LOUNGE



13'11" x 11'6"

Decorative fireplace with exposed beam above. Oak wood block floor. Exposed ceiling beams. Wall recess. Access to spacious under stairs cupboard. Wall lights. Radiator

DINING ROOM



16'3" x 10'11"

Oak wood block floor. Exposed ceiling beams. Radiator

REAR HALL

11'1" x 3'3"

Stable style door to rear courtyard. Quarry tiled floor. Ceiling skylights and downlighting.

CLOAKROOM



6'5" x 3'5"

Low level WC. Hand basin. Quarry tiled floor.

FAMILY ROOM



14'3" x 13'5"

Multi fuel stove in feature stone and beamed surround. Vaulted panelled ceiling with skylights. Hardwood bifold doors to patio. Oak floor boards. Designer radiator.

KITCHEN/BREAKFAST ROOM

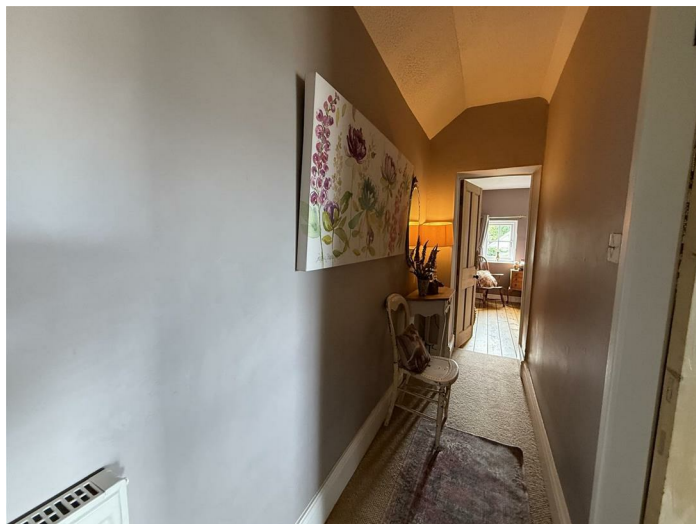


15'5" x 10'10"

Rayburn gas fired range set in attractive surround. Hand crafted Makepeace fitted kitchen cupboards in Cherrywood and Maple. La Conche 4 ring gas cooker. Integrated dishwasher and washing machine. Belfast sink unit with chrome mixer tap. Ample granite work surface with tiled surround. Terracotta tiled floor. Pine panelled ceiling. Designer radiator.

FIRST FLOOR

LANDING



9'3" max (5'2") x 7'9"

Attractive balustrade. Access to attic via pull down ladder. Radiator

MAIN BEDROOM



15'5" x 10'10"

Built in display shelves and lattice cover for radiator. Pine floor boards. Wall lights. Access to attic.

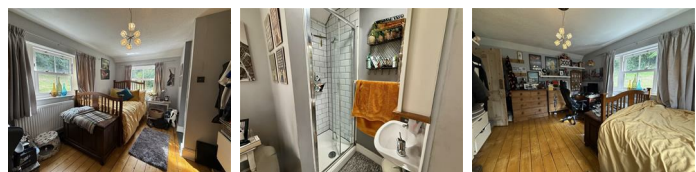
EN SUITE



9'8" x 3'0"

Low level WC. Hand basin on vanity. Shower in tiled and glazed cubicle. Tiled floor. Towel heater.

BEDROOM



15'11" x 11'0"

Pine panelled floor. Radiator. Access to small en suite area with shower in glazed and tiled cubicle. Hand basin.

BEDROOM

11'9" x 8'11"

Built in handcrafted cupboard which houses the gas fired boiler that serves the heating requirements. Pine panelled floor. Radiator.

BEDROOM



14'8" x 9'0"

Pine panelled floor. Radiator

BATHROOM



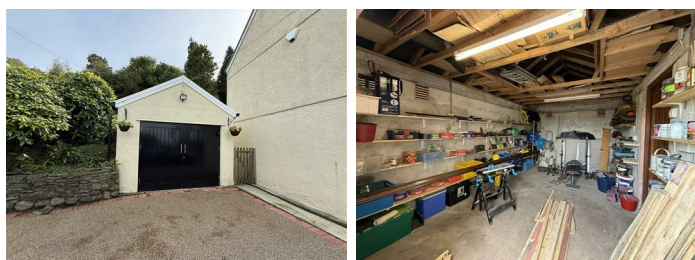
6'10" x 6'6"

A room with a view! Roll top free standing bath with mixer tap and shows head. Hand basin with mixer tap on vanity. Low level WC. Attractive tiled walls with decorative borders. Stone tiled floor. Ceiling downlighting. Chrome towel heater.

OUTSIDE

The property is approached via a gated entrance that leads to a spacious resin surface drive that provides ample parking and leads to the garage.

GARAGE



A detached garage with double doors to the front elevation

UTILITY ROOM

GROUND



The well fenced grounds have been the pride and joy of the sellers who have used the natural terrain of the site to create a number of 'rooms' for outside living.

LOWER PATIO



A superb gazebo with stone and brick paved patio providing a wonderful setting for 'al fresco' living. The whole is surrounded by colourful established herbaceous and flower borders.

FRONT PATIO



Immediately to the front and side of the house is a spacious paved patio that opens onto lawned garden with herbaceous borders and a number of specimen trees.

SUMMER HOUSE AND STORE SHED



A newly established area again with paved patio and like all areas of this lovely property has fabulous views over the surrounding scenery.

REAR GARDEN



There is a large expanse of lawned garden to the rear of the house at the edge of which are a number of mature native and conifer trees.

SERVICES



We are advised that the property is connected to all mains services

TENURE AND POSSESSION



We are advised that the property is freehold and that vacant possession will be given on completion.

COUNCIL TAX



We are advised that the property is in Band E

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** A photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

OUT OF OFFICE HOURS

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VIEWING

By appointment with Morgan Carpenter 01558 821269

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Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

