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2 Greenfield Cottages
Tydraw Road
Bonymaen,
Swansea
SA1 7BU

2 Greenfield Cottages Tydraw Road

Asking price **£599,000**

A well presented residential smallholding situated in semi rural surroundings to the south east of the village of Boneymaen enjoying south/south-east aspect with outstanding panoramic, views over Swansea Bay.

Small Holding

Rural Surroundings in
Swansea

Panoramic Views

16.36 acres

Semi Detached four
bedroom residence

Outbuildings

Detached Barn





A well-presented residential smallholding situated in semi rural surroundings to the south east of the village of Boneymaen enjoying south/south-east aspect with outstanding panoramic, views over Swansea Bay a short travelling distance from City of Swansea, the Gower Peninsular, Junctions 44 and 45 of the M4 Motorway the A4067 Swansea/Brecon Road and the A465 Neath- Abergavenny Heads Of The Valleys Road.

The property, extends to 16.36 acres (6.62 hectares) or thereabouts and comprises a spacious semi detached four bedroom residence, outbuildings including detached barn and 16 acres (6.47 hectares)

The residence enjoys the benefit of oil fired central heating, double glazing and solar panneling to the roof.

Accommodation

Ground Floor Open Entrance Porch –

leading via part frosted glazed door to

Dining Room:

20.8ft x 12.5ft Staircase to first floor, two double radiators

Lounge:

18.7ft x 15.3ft: two double radiators, double glazed French doors to side exterior, feature fireplace, part engraved glazed French doors leading to:

Kitchen/Dining Area

14.6ft x 14.3ft: one and a half bowl sink unit, fitted wall and base cupboards and drawer units including built in electric oven, hob with extractor hood, dishwasher, tiled floor, walls part tiled, breakfast bar, double radiator, shelved pantry off:

Rear Hall:

Tiled floor, part frosted glazed exterior door, boiler serving central heating and domestic hot water.

Utility/Cloakroom:

11ft x 7.2ft: tiled floor, walls part tiled, sink unit, lower level WC, double radiator, plumbing for washing machine, shelved recess.

First Floor

Landing:

13.7ft x 10.5ft : (suitable for office/study area), double radiator, shelved linen cupboard.

Front Bedroom:

14ft x 12ft plus recess: radiator, walk in wardrobes with glazed doors, double glazed double aspect windows.

Ensuite Shower Room:

Double radiator, walls part tiled, heated towel rail, hand basin in vanity unit, low level WC, double shower

Rear Bedroom:

19.6ft x 10.7ft: walk in wardrobes with glazed doors, double glazed double aspect windows, two double radiators Bathroom with WC off: fitted three piece suite with hand basin in vanity, panelled bath and low level WC, heated towel rail, walls part tiled, access door to landing.

Front Bedroom :

11.6ft x 9.5ft: double radiator, fitted full wall length shelved cupboards.

Rear Bedroom:

12.3ft x 11ft: double radiator, built in airing cupboard.

Externally

Paved areas to front and side, lawned areas to side and rear, two paved patio areas, summer house. Extensive parking area adjoining residence

Detached Barn:

45ft x30ft: light and power with three loose boxes and track room, lean -to workshop area to rear with access door to garden.

Lean-To Hay Store to Barn

Further Lean -to Storage Area Manege:

Approximately 18m x 18m with drainage to rubber surface.

Land

The land is generally clean pasture with triangular area of rough grazing in North East corner. There are main water supplies together with two small ponds.

Plan:

The Plan attached to these Particulars is shown for identification purposes only and, whilst every care has been taken, it's contents cannot be guaranteed.

Wayleaves/Easements/Rights Of Way The property is being sold subject to and with the benefit of all rights including rights of way whether public or private, light, support drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to in these Particulars or not.

The Vendors will grant a vehicular access from the electronically operated wrought iron entrance gates to the boundary of the property being sold between approximately points A-B on the Plan.

The vendors will retain vehicular rights of access between approximately points B and C on Plan.



Directions

SA1 7BU

Tenure

Freehold

Services

Main Supplies of Water and Electricity - drainage to main sewer

Council Tax Band E

EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

English | [Custom](#)

Energy performance certificate (EPC)

EPC Reference Number: 15/0023/6865	Priority: C	Valid until: 12 November 2026 EPC Reference Number: 15/0023/6865
Property type: Semi-detached house Total floor area: 168 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can't let properties that are in the red, orange or yellow sections of the energy rating graph. See www.gov.uk/government/uploads/system/uploads/attachment_data/file/171011/energy_rating_graph.jpg for more details.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve the energy rating of this property.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (lowest) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance





