



Wern House, Three Crosses SA2 7UT

Offers in the region of £754,950

A Beautiful 4 Bedroom Detached Family Home

Large Enclosed South Facing Private Garden

Ample Off Road Parking
Semi Rural Village Location

High Specification And Immaculately

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-108)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		73
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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SS/DT/76999/170920

DESCRIPTION

Located within a Designated area of Outstanding Natural Beauty an imposing and exceptional example of a 4 bedroom detached property which sits in its own secluded gardens, situated off a private road on the outskirts of the semi rural village location of Three Crosses approximately 6 miles from the City centre of Swansea.

Individually designed and constructed this charming property has been modernised to a high specification by the current owners and offers itself as a wonderful family home with spacious comfortable contemporary living.

The property built Circa 1900 boasts York handmade bricks and natural Blue Pennant stone, Bath stone to window sills and Penrhyn slate roof and achieved a

"Built in Quality Award" in 1998 by the Environmental Health and Trading Standards in recognition of the high standard of workmanship and style of construction.

The accommodation comprises Amdega entrance porch that leads to a dining room, large family lounge, a beautiful bespoke Redwood joinery fitted kitchen with built in appliances. An inner hallway then leads to a utility room and cloakroom to the ground floor, whilst to the first floor accessed off a split landing there is a master bedroom with Ensuite shower, 3 further double bedrooms and a bathroom.

The property also has the added advantage of detailed planning approval for a 3 bay garage which was renewed in July 2020. Large complementary well stocked and pretty enclosed south facing gardens with ample off road parking adds to what we feel as agents is a must see property to appreciate over all quality size and outstanding location.

NO CHAIN

ENTRANCE PORCH

8'3 x 5'1 (2.51m x 1.55m)
Enter via Amdega porch with pitch glass roof, ceramic tiled flooring, fitted wall light, part glazed inner door giving access to:

DINING ROOM

15'8 x 13'1 (4.78m x 3.99m)
Solid oak wood flooring, coved ceiling, open York brick fireplace within wooden mantle and tiled hearth, 2 double glazed sash windows to side, double glazed French doors with matching glazed side panels opening on to rear garden, further door to:

LOUNGE

25'6 x 14'8 (7.77m x 4.47m)
A good size light and airy family room with continued solid oak wood flooring, built-in cupboard space to

recess with shelving, fitted wall lights, feature cast iron multi-fuel burner within oak surround and tiled hearth, 3 double glazed sash windows to front aspect, half glazed door giving access back to the hallway.

KITCHEN

15'8 x 14'8 (4.78m x 4.47m)
A well appointed modern bespoke handmade Redwood Joinery kitchen with a good selection of matching wall and base units with colour coordinated preparation area and work surface space. Incorporating 1½ bowl ceramic sink unit with mixer tap, oil fired Rayburn (supplying central heating and domestic hot water), built-in AEG oven and hob with extractor fan over, space for fridge/freezer, inset spotlights, coved ceiling. Double glazed sash windows to rear and side elevation and double glazed door giving access to the rear garden.

UTILITY ROOM

6'8 x 4'7 (2.03m x 1.40m)
Porcelanosa ceramic wall and floor tiles, plumbing for washing machine and dryer, single drainer sink unit with mixer tap, double glazed window to the side.

CLOAKROOM

7'1 x 2'9 (2.16m x 0.84m)
Two piece suite comprising wash hand basin, low level WC, ceramic tiled flooring, double glazed window to side aspect.

FIRST FLOOR SPLIT LANDING

Access off, solid oak staircase with matching doors giving access to:

MASTER BEDROOM

15'2 x 14'9 (4.62m x 4.50m)
Coved ceiling, solid oak wood flooring, 2 double glazed sash windows to front elevation, door giving access to:

EN SUITE SHOWER ROOM

9'7 x 4'1 (2.92m x 1.24m)
Three piece suite comprising walk-in shower cubicle housing mains power shower, low level WC, vanity wash hand basin with storage cupboard space under, heated towel rail, inset spotlights.

BEDROOM TWO

15'6 x 13'8 (4.72m x 4.17m)
Coved ceiling, solid oak wood flooring, double glazed sash window to side and rear elevation.

BEDROOM THREE

14'3 x 13'9 (4.34m x 4.19m)
Coved ceiling, solid oak wood flooring, double glazed sash window to front and rear.

BEDROOM FOUR

14'1 x 8'8 (4.29m x 2.64m)
Coved ceiling, double glazed sash window to front.

BATHROOM

11'7 x 8'6 (3.53m x 2.59m)
Five piece suite comprising double base walk-in shower housing mains power shower, panel bath, low level WC, vanity wash hand basin, bidet, dado rail, picture rail, inset spotlights, double glazed sash window to rear.

EXTERNALLY

The property is approached via a private lane. A 5 bar wooden gate gives access to a large Cotswold stone forecourt area suitable to park numerous vehicles. The property sits in larger than average enclosed, level, south facing gardens which are mainly laid to lawn with mature trees and hedgerow's providing a peaceful and secluded haven. A magnificent cherry blossom tree takes centre stage and is surrounded by magnolia, weeping beech and silver birch trees which over look the garden pond. The grounds also feature apple, plum, and pear trees. Springtime enjoys over a 1000 daffodils. Outhouses include a heated greenhouse, tool shed with electricity, wood store and to the rear of the grounds a further outbuilding providing storage. Wildlife includes woodpeckers, owls herons, pheasants and foxes to mention a few. The property also benefits from CCTV, security lighting and alarm, outside taps and electricity.

SERVICES

VIEWING

By appointment with the selling Agents on 01792 297800 or e-mail killay@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Killay Office, proceed to the mini-roundabout turning left onto Goetre Fawr Road passing the petrol filling station on the left-hand side. Continue along onto Dunvant Road. At the next mini-roundabout, proceed straight across and up the hill onto Killan Road. Proceed through the lane for about 300 yards and just after the Dunvant Nursery take a left-hand turn down and along a private lane for a further 200 yards where Wern House can be found on the right hand side accessed via a 5 bar gate.