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**Barn 1 Tre Neddyn Farm, Pontarddulais Swansea**  
**offers over £500,000**

 pa black

01792 894422  
aorseinon@peteralan.co.uk



## About the property

This is a rare opportunity to own this large well designed 4 Bedroom barn conversion in the popular location of Pontarddulais, perfectly blending rustic charm with modern luxury. Located close to schools, shops and other local amenities, plus excellent links to the M4 motorway. This lovely home provides 5 Acres of land and a Hot tub, providing a serene outdoor space for relaxation. Enjoy the convenience of parking up to 10 cars on the driveway. The accommodation is set over 2 floors and comprises entrance hallway with access to the Study, Kitchen, Shower room, Dining room, and the 4th bedroom. The first floor has 3 generously sized bedrooms and a bathroom. The property further benefits from additional parking in the Garage. To book a viewing on this beautiful home please call the sales team today on 01792 894422 or you can book 24/7 on our website....

## Accommodation













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.