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Wernddu Garnol Farm Wernddu Road, Pontardawe Swansea

£650,000



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About the property

Situated on 1/2 an acre of land with an additional 2 acres of woodland this stunning 4-bedroom detached contemporary property nestled in the charming village of Alltwen, Pontardawe. Dating back to the 1800s, Wernddu Ganol Farm exudes timeless elegance with a touch of rustic charm, offering panoramic mountain views that will take your breath away.

Situated in a semi-rural location, this home seamlessly blends modern amenities with traditional allure. Boasting an air source heat pump, solar panels, and a private water supply, sustainability meets luxury in this idyllic setting.

Step outside to your own oasis, featuring an entertainment area complete with covered decking, an outside bar, and a luxurious hot tub where you can unwind while soaking in the picturesque rural vistas.

Conveniently located just a short drive from the M4 motorway, accessibility is key without compromising on tranquility. Upon entering, you'll be greeted by a spacious hallway leading to a cozy lounge, perfect for relaxing evenings by the fireplace. The heart of the home lies in the open-plan modern lounge/kitchen/diner, featuring a log burner, ideal for entertaining guests or enjoying family dinners. Additional highlights include a convenient downstairs cloakroom and a spacious utility room for added functionality.

Accommodation

Entrance Hall

Enter via a UPVC double-glazed composite door to the front of the property which opens into the spacious and light entrance hall with an internal glazed window which offers a glimpse of views to come. Fitted with polished porcelain tiled flooring, with a carpeted staircase which leads to the first floor. UPVC double-glazed window to the front fitted with wooden venetian blinds, radiator, under-stairs storage cupboard, and doors leading through to both the lounge and through to kitchen areas.

Lounge

16' 4" max into recess x 12' 10" (4.98m max into recess x 3.91m)

This dual-aspect room with UPVC double-glazed window to the front of the property fitted with wooden Venetian blinds and UPVC double-glazed French doors to the rear opening onto the garden area and providing fantastic views across the mountains. Fitted with tiled flooring and a feature fireplace opening with a marble half and oak mantle and built-in alcove storage either side and radiator.

Open Plan Kitchen/Lounge/Diner

24' 5" max x 23' 4" max (7.44m max x 7.11m max)

Continuations of the polished porcelain-tiled flooring from the entrance hall, this L-shaped kitchen-diner lounge has UPVC double-glazed windows to the rear, UPVC double-glazed French doors to both the side and the rear of the property, with a range of wooden wall and base units and granite worktops over with matching upstands and splashbacks, double Belfast sink with mixer taps and partial tiled walls,





freestanding oven, wooden ceiling beams with inset spotlighting, a corner log burner with brick effect rear and oak mantle, radiator and a space for a large dining table and sofa, with a built-in double storage space for American fridge-freezer, door to the downstairs cloakroom and door through to the utility room.

Utility Room

17' 2" x 10' 1" (5.23m x 3.07m)

With wooden effect tiled flooring, a UPVC double glazed window to the front and rear of the property and a UPVC half glazed door to the side providing access onto the side garden, with a range of base units with wood worktops and coordinating tall units, stainless steel sink with mixer taps, under counter space and plumbing for both washing machine and tumble dryer, vaulted ceiling with spotlights and above storage.

Cloakroom

UPVC double glazed obscured glass window to the front of the property fitted with wooden venetian blind, continuation of the tiled flooring from the kitchen, low level WC, wall mounted wash hand basin with mixer taps and towel radiator.

First Floor

Landing



Continuation of the fitted carpet from the staircase and a built-in storage airing cupboard the landing provides access to all four bedrooms plus family bathroom.

Bedroom One

12' x 9' 9" (3.66m x 2.97m)

UPVC double-glazed window to both the rear and side of the property which offer beautiful panoramic views of the mountainside. Fitted with carpets and spotlighting to the ceiling, there is a built-in banquet seating area to sit and enjoy the views and alcove storage with power points and USB sockets either side of the bed. Sliding oak wood door providing access to the ensuite. Radiator.

En-Suite

UPVC double glazed window to the rear fitted with obscured glazing. LVT flooring. Wash hand basin with mixer taps and vanity storage below, WC, slimline towel radiator and separate built in shower enclosure comprising; Tray, wall mounted mixer shower with over waterfall shower attachment, respatex walls and folding glass door.

Bedroom Two

10' 1" x 12' (3.07m x 3.66m)



UPVC double-glazed window to the rear of the property offering fantastic views, fitted carpet, built-in storage, recess, and radiator.

Bedroom Three

13' 6" max x 12' 11" max (4.11m max x 3.94m max)

Continuation of the landing provides access to bedroom 3 with a UPVC double-glazed window to both the front and rear of the property fitted with wooden Venetian blinds, original wood flooring, views to the rear, and built-in double storage wardrobe.

Bedroom Four

9' 9" x 9' 7" (2.97m x 2.92m)

With UPVC double glazed window to the front of the property fitted with wooden Venetian blinds, fitted carpet, PIR-sensored spotlights to the ceiling, built-in double wardrobe, and radiator.

Bathroom

UPVC double-glazed obscured glass window to the front of the property fitted with wooden Venetian blind, LVT flooring with half tiled walls, freestanding clawfoot slipper bath with floor mounted mixer taps in chrome and hand shower attachment, wash hand basin with separate hot and cold taps, low-level WC, PIR sensed spot lighting, built-in extractor fan, built-in shower



enclosure comprising of tray folding glass door and a wall mounted rainfall shower. Loft access.

Externally

Garage

33' 8" x 16' (10.26m x 4.88m)

With electric roller shutter door to the side of the property. Power points and lighting. Wooden door to the side providing access from the garden and a wooden glaze window to the side. Above garage storage with wooden stairs leading up to storage area. This garage boasts an opportunity to be utilised as a large workshop or could simply be converted and integrated into the main house.

Annex/Workshop

19' 1" x 7' 10" (5.82m x 2.39m)

This self-contained annex/workshop has UPVC double glazed door to the front with two times UPVC double glazed door windows, tiled flooring, and electric power points. This annex offers a great potential to be converted into a home office or a separate living accommodation for guests it simply used as additional storage.

Externally To The Front



To the front of the property there is off-road parking for several vehicles plus additional double-gated side entrance which provides access to the rear garage. There is a gated area leading to the woodlands plus additional gate to the side of the property leading to the side garden.

Externally To The Side

To the side of the property and leading directly from the utility area, there is a lean-to pergola area for shelter, two brick built storage sheds to the side with a side gate to the front, there is an additional side gate providing access onto the private woodland area, there are mature shrubs and planted borders. There is a wood log store and barbecue area, plus access to the wooden storage shed. Further gate leading to the rear garden area.

Externally To The Rear

To the rear there is a generous private garden which offers panoramic views across the mountain and distant views of the Black Mountain. The garden is laid mainly to lawn with a rear decking observation area offering sanctuary. There is also a covered pergola area with decking with an outside bar for entertaining and a hot tub.

Additional Information



Fitted with PV solar panels which are fully owned and the feed tariff will continue until 2035. The panels generate approx 2500kw per annum and ear approximately £500. This is paid back to the owner by the electricity provider. The electricity meter is located in the garage upstairs next to the PV inverter.

Solar thermal panels for how water generation:

Two panels located on the main property roof above the bedrooms, controls are inside the airing cupboard. Recommended servicing annually (normally by the heat pump engineer)

Air Source Heat Pump:

The house uses conventional radiators to heat the property, there is no gas boiler, the heating is run by the air source heat pump which runs off the electricity. The heat pump condensing unit is located externally behind the wooden gate and green shed. The indoor unit is located in the attic storage in the utility room. These are recommended to be serviced annually as a normal boiler would. As

an air source heating system uses no combustion fuels there is no Carbon Monoxide risk.

Heating controls:

The property uses a smart control system - Wiser (Drayton) It is App controlled and can be utilised to control individual rooms at a scheduled time.



Master bedroom Air conditioning:
Standard split system air conditioning unit.

Septic Tank (Private supply so no water bills)
Located below the garden decking - recommended emptying between every 2-3 years household size dependant.

Water Supply (Private Supply):
Direct from bore hole. The bore hole is located in the first concrete shed (pump house) depth is approx 50m. New pump was installed in 2022 with an average lifespan of between 10-15 years. In the pump house there are 2 10" filter housings these remove any sediment particles ensuring water is clean.

Hot Tub:
The power switch is located inside the garage on the wall behind the hot tub. This has RCD protection and an inbuilt programmable timer.







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

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