



## Preswylfa School Road, £260,000

- Detached extended 3 bedroom family home
- Generous rear garden with stunning views
- No ongoing chain
- Council Tax - Band E
- Close to local primary school
- EPC Rating: E



 3  1  2



## About the property

Introducing "Preswylfa," a captivating slice of history transformed into a stunning three-bedroom extended detached family home. Originally serving as the village bakehouse in the 1880s, this cherished property has been held by the same family since around 1975, imbuing it with a legacy of warmth and belonging. Nestled in the picturesque village of Glais.

Beyond its historic charm, "Preswylfa" boasts panoramic views across Clydach and the neighbouring valleys, offering a serene backdrop to everyday life. The generously sized rear garden, complete with a sprawling vegetable plot, provides an oasis of greenery and tranquillity. With no ongoing chain, the path to ownership is smooth and inviting.

Conveniently located just a stone's throw from the local primary school, this beautiful family home is tailor-made for the modern family, offering a seamless blend of community and convenience. Its easy accessibility to the M4 motorway ensures effortless journeys, while the allure of the Bannau Brycheiniog (Brecon Beacons) and Swansea city center beckons for weekend adventures. For those seeking not just a house, but a true family haven, "Preswylfa" is a rare find. Viewing is highly recommended to fully appreciate the unique charm and boundless potential of this extraordinary property. around 1975.

## Accommodation

### Entrance Hall

Enter via a UPVC double glazed door to the front of the property from the Entrance Porch, fitted with laminate flooring, with carpeted staircase to the first floor and doors leading through to a separate lounge and dining room.

### Lounge - 14' 8" x 9' 6" ( 4.47m x 2.90m )

UPVC double-glazed window to the front of the property, continuation of the laminate flooring from the entrance hallway, stone feature fire surround with electric insert fire, coving to the ceiling and radiator.

### Dining Room - 14' 8" x 9' 8" ( 4.47m x 2.95m )

UPVC double glaze window to the front of the property, continuation of the laminate flooring, stone feature fire surround with an electric fire, radiator and cove into the ceiling, bi-folding door leading through to the kitchen.

### Kitchen - 15' 9" max plus door recess x 10' 3" max ( 4.80m max plus door recess x 3.12m max )

UPVC double-glazed window to the rear of the property, with a further two UPVC double-glazed windows to the side of the property, door-to-understairs storage cupboard, tiled flooring, a range of matching wooden wall and base units with laminate worktops over, ceramic one-and-a-half bowl sink



with mixer taps, built-in eye-level double oven with electric hob and stainless steel cooker hood, integrated fridge-freezer, space and plumbing under-counter for washing machine, door leading through to the WC.

### Cloakroom

UPVC double glaze window to the rear of the property. Continuation of the tiled flooring from the kitchen. Partial tiled walls. WC and corner wash hand basin with separate hot and cold taps.

### Conservatory - 8' 9" x 6' 3" ( 2.67m x 1.91m )

Laminate flooring, respatex part panelled walls and the remainder tiled walls, UPVC double glazed windows to both the rear and side. Freestanding shower cubicle.

### First Floor

#### Landing

Continuation of the carpet from the staircase, loft access, doors to bedrooms 1 and 2 and family bathroom, the hallway continue to bedroom 3 with UPVC double glazed window to the side.

### Bedroom One - 13' 11" max x 14' 11" max ( 4.24m max x 4.55m max )

2 x UPVC double glazed windows to the front, laminate flooring, fitted double wardrobes and radiator.

### Bedroom Two - 14' 11" x 14' 11" ( 4.55m x 4.55m )

UPVC double glazed window to the front of the property, laminate flooring, range of fitted wardrobes with over bed canopy storage. Radiator and coving.

### Bedroom Three - 10' 5" x 6' 5" plus door recess ( 3.17m x 1.96m plus door recess )

UPVC double-glazed window to the rear of the property, laminate flooring, built-in wardrobes and radiator.

### Bathroom

UPVC double-glazed obscured glass window to the side of the property, laminate flooring. Respatex vinyl panelled walls. Panelled bath with hot and cold taps, wash hand basin with mixer taps, WC and Built-in shower cubicle comprising of tray, wall-mounted mixer shower and folding glass door. Towel radiator.

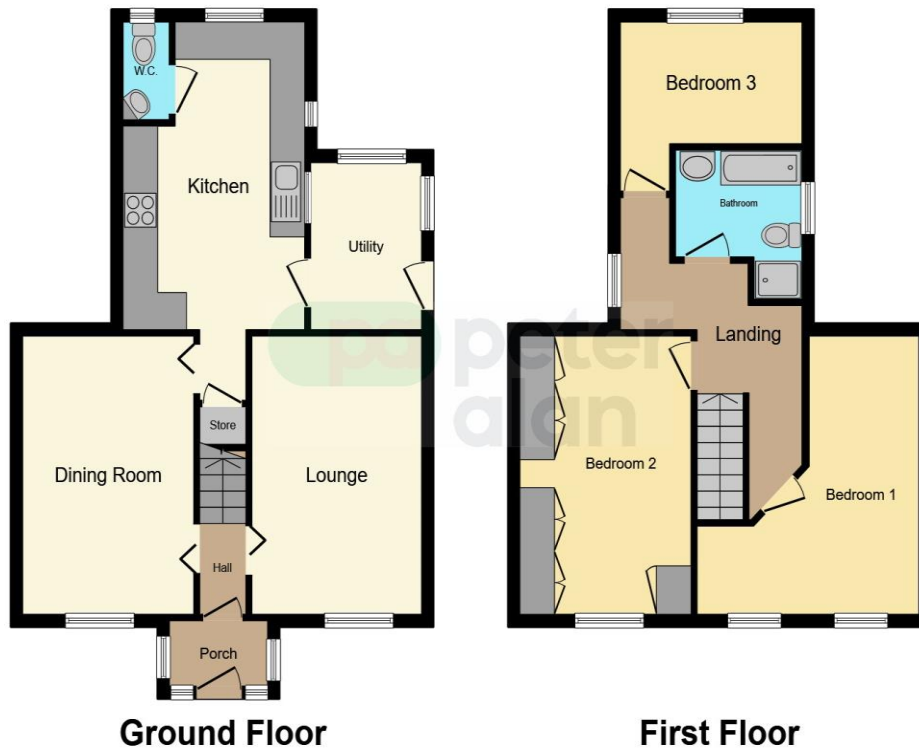
### Externally

To the front of the property, there is a gated driveway laid to patio slabs with an enclosed wall for privacy. To the rear of the property, directly from the side, there is a large patio area offering ample space for outside dining or where you can simply enjoy fantastic views across Clydach and the neighbouring valley. With steps leading down to the rear path and providing access to the brick-built shed. The first section of garden is laid mainly to lawn, adorned with mature fruit trees, including pears and apple trees, with a beautiful seating area and a raised flower border and rockery areas.

01792 798201

morrison@peteralan.co.uk

## Floorplan



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)

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