



Penwaun Baran Road, Pontardawe Swansea offers in the region of £350,000

- Beautiful Views
- Log Burner in Lounge
- Static Caravan Included
- 2 Double Bedrooms
- EPC Rating: E



 2  1  2



About the property

Set in a beautiful location in the heart of Pontardawe, this unique and spacious property offers excellent opportunity. Boasting a versatile layout that includes a main residence with two bedrooms and three reception rooms, plus a self-contained two bedroom caravan, this home ticks every box for space and comfort.

Step into a warm and inviting interior that has been lovingly maintained. On the ground floor you'll find three reception rooms, perfect for use as a cosy lounge equipt with a log burner, dining room and study/playroom. The large conservatory used as the third reception room benefits from excellent natural light and offers stunning views of the surrounding countryside. Find a well equipped kitchen and bathroom downstairs. Upstairs features two comfortable double bedrooms, both enjoying beautiful views.

Outside, the property impresses with a large driveway and garage. The grounds are a true highlight featuring a large garden with incredible views, a perfect setting for outdoor entertaining and dining. Find the impressive addition of a large annex, equipped with a lounge/kitchen space and two bedrooms, the master benefiting from a ensuite whilst having an additional bathroom. This makes an ideal opportunity for extended family, guests or an airbnb opportunity.

This unique home offers the perfect balance between rural living and practical convenience, with easy access to local amenities, schools and transport links. Early viewing is strongly recommended!

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.



Accommodation

Entrance Hall

Lounge One

13' 2" x 11' 9" (4.01m x 3.58m)

Lounge Two

8' 6" x 12' 1" (2.59m x 3.68m)

Lounge Three/Conservatory

21' 8" x 10' 9" (6.60m x 3.28m)

Kitchen

14' 7" x 8' 4" (4.45m x 2.54m)

Bathroom

Bedroom One

10' 8" x 12' 2" (3.25m x 3.71m)

Bedroom Two

8' 7" x 12' (2.62m x 3.66m)

Static Caravan

Lounge/Kitchen

19' 6" x 11' 8" (5.94m x 3.56m)

Bedroom One

8' x 11' 8" (2.44m x 3.56m)

Bedroom Two

7' 8" x 5' 5" (2.34m x 1.65m)

Outbuilding

Lounge

11' 2" x 11' 7" (3.40m x 3.53m)