



Neuadd Wen Cottage Ynysymond Road, Glais Swansea

offers in excess of **£575,000** Freehold



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PA Black are delighted to present to market this traditional Seven bedroom property set in approximately half an acre of grounds situated in a sought after village of Glais which has good links to Morriston Hospital, M4 Corridor, Primary and Comprehensive schools and other amenities.

Extremely well maintained and is immaculately presented. The property is set over three floors and offers versatile accommodation with well proportioned reception rooms and bedrooms. To the ground floor is a welcoming entrance hall with opening through to sitting room, doors from the hall lead into the main Lounge, Kitchen with separate utility area, Dining room and cloakroom. A bespoke staircase takes you to the first floor with impressive gallery landing where you find five double bedrooms, two boasting en suite facilities and a recently modernised family bathroom. From the landing the staircase continues to the second floor with two further double bedrooms, one benefiting from en suite.

Outside the property boast generous surrounding gardens which have been well maintained and designed to provide various sitting areas with countryside views. To the front to property is entered via a gated driveway leading to the detached double garages and stables.



Entrance

To the front of the property enter into porch via wooden double glazed door. Spacious area with second door into:

Entrance Hall

Welcoming entrance hall open plan to sitting room, doors to Lounge, Kitchen, Dining room and cloakroom. Stairs leading to first floor.

Sitting Room

19' max x 16' max (5.79m max x 4.88m max)

Dual aspect spacious open plan sitting room with double glazed window to front and side. Feature electric fireplace.

Lounge

29' 8" max x 17' 11" max (9.04m max x 5.46m max)

Triple aspect allowing an abundance of natural light to enter the room with three double glazed windows to the side and rear, patio doors open to the side onto level garden which is ideal for sitting and enjoying countryside views. Feature fireplace, ceiling and wall mounted lights.

Kitchen

15' 11" max x 15' 9" max (4.85m max x 4.80m max)

Fitted with a range of wall and base units which provide ample storage and work top space over and tiled splash

backs. Display cabinets with back lighting. Integral items include inset double bowl sink unit, five ring gas stove with overhead extractor hood, double oven, built in fridge and dishwasher. The room is nicely finished with tiled flooring and spotlighting. Double glazed window to side, Door into:

Utility Area

.13' 8" max x 8' 3" max (4.17m max x 2.51m max)

Fitted with a range of wall and base units providing ample storage and work top space. Plumbing for utility appliances and space for washing machine and tumble dryer, integral sink unit with double glazed window over, fridge freezers and fridge. Tiled flooring and spot lighting.



Dining Room

14' 6" max x 12' 2" max (4.42m max x 3.71m max)
To the front of the property, double glazed window.

Cloakroom

Two piece suite comprising of low level wc and wall mounted wash basin. Double glazed window to side.

First Floor

Stairs from the Hallway lead to the first floor with galleried landing. Doors to five double bedrooms, two benefiting from en suite. Recently updated family bathroom.

Bedroom One

17' 11" max x 17' 4" max (5.46m max x 5.28m max)
En suite facilities and fitted wardrobes.

Bedroom Two

15' 11" max x 10' 7" max (4.85m max x 3.23m max)
En suite facilities and fitted wardrobes.

Bedroom Three

13' 7" max x 10' 2" max (4.14m max x 3.10m max)

Bedroom Four

13' 4" max x 9' 8" max (4.06m max x 2.95m max)

Bedroom Five

12' 9" max x 10' 2" max (3.89m max x 3.10m max)

Family Bathroom

Recently updated suite with floor to ceiling tiling comprising of panel bath with waterfall style taps, walk in shower, wc and twin sinks set into vanity unit with two heated mirrors with side lighting. Wall mounted chrome heated towel rail.

Second Floor

From the landing the staircase continues to the second floor where you find two further double bedrooms, one of which benefits from en suite facilities.

Bedroom Six

16' 4" max x 13' 11" max (4.98m max x 4.24m max)



En suite facilities

Bedroom Seven

13' 10" max x 16' 7" max (4.22m max x 5.05m max)





25 Woodfield Street, Murrison, SWANSEA, West Glamorgan, SA6 8AB

EPC Rating: E

Property Ref: MTN301458 - 0019



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