



## 188 Bryntirion Road, Pontlliw, Swansea, SA4 9DY

**£399,999**

This detached home in the highly sought-after village of Pontlliw offers a unique opportunity, situated on just over a quarter of an acre. The entrance opens into a sunroom, leading to a lounge with a log burner, a country-style kitchen and a utility with a WC. The property comprises three double bedrooms, one currently used as a dining room and a family bathroom. Additionally, the attic room presents a promising opportunity for conversion, allowing for the potential addition of an extra bedroom, subject to necessary planning permissions.

A short drive takes you to Pontardulais, which provides a range of amenities and good schools and convenient access to the M4 for commuting. The grounds of the property are accessed from the rear via a lane with a detached double garage and a gated driveway, offering ample parking. The outdoor space features a variety of mature shrubs and trees, creating an ideal setting for gardening enthusiasts. Lawns, a garden pond, paved patio area and pathways enhance the natural charm, along with a summer house, greenhouse and gazebo seating area – perfect for outdoor activities and dining. Gated access leads to the front of the property, featuring a lawned garden with pleasant views. The thoughtfully landscaped and spacious outdoor area enhances the overall appeal of the property. Viewing is essential to fully appreciate all that this property has to offer.

## The Accommodation Comprises

### Entrance



The entrance leading into the sunroom provides a stylish introduction to the home. Accessed through a door at the front, it leads to the main hall. Tiled flooring enhances the aesthetic and ensures easy maintenance. Coving along the ceiling, complemented by spotlights, adds a touch of sophistication. This area is open plan to the sunroom, creating a fluid and inviting transition between spaces.

### Sun Room



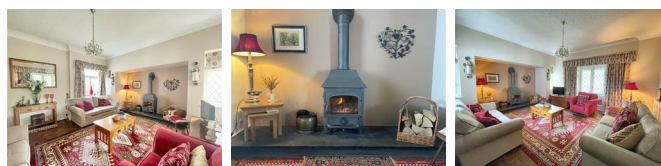
The open-plan design from the entrance into the sunroom creates a bright and inviting space. Double glazed windows to the front and side allow natural light to fill the room, enhancing its cheerful ambiance. Part of the ceiling features coving and spotlights for added style. Double doors provide easy access into the lounge, contributing to the seamless flow and connectivity between these areas.

### Hall



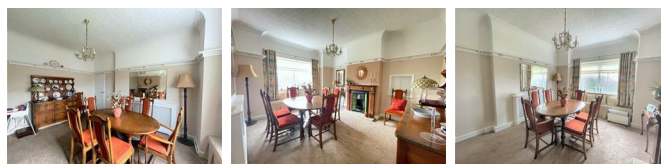
The inner hallway has a double glazed window to the rear, two radiators, tiled flooring. A staircase in the hallway leads to the attic room, offering both scope and potential for conversion, subject to planning permissions. The attic room itself includes a double glazed window to the front making it a versatile space with opportunities for further development.

### Lounge 14'4" x 17'2" (4.37m x 5.24m)



The lounge exudes warmth and cosiness, highlighted by the presence of a multi fuel fire. This inviting room features double glazed windows to the rear and side, offering ample natural light. Two additional windows to the front provide a charming view into the sunroom, and double doors enhance the connection between spaces. Two radiators ensures a comfortable atmosphere and wood block flooring adds a touch of character. The room is further adorned with coving along the ceiling, contributing to its overall charm and appeal.

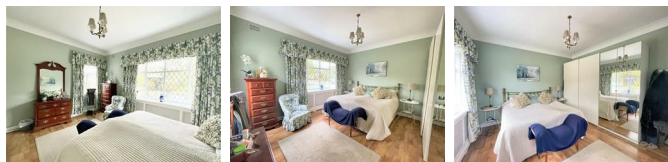
### Dining Room/Bedroom Three 15'3" x 12'2" (4.65m x 3.70m)



The dining room, also versatile as bedroom three, boasts lovely high ceilings, creating an open and spacious feel. A double glazed window to the front allows natural light to brighten the room. The presence of a fireplace with a surround adds a touch of

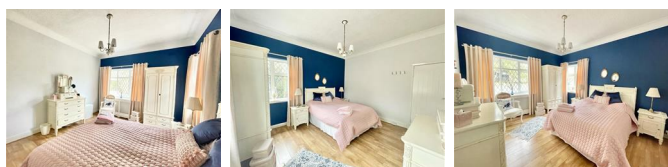
character. Decorative elements such as a plate rail and coving enhance the room's aesthetic appeal. The flexibility of this space allows for various uses to suit the preferences of the occupants.

#### **Bedroom 1 13'0" x 14'5" (3.97m x 4.40m)**



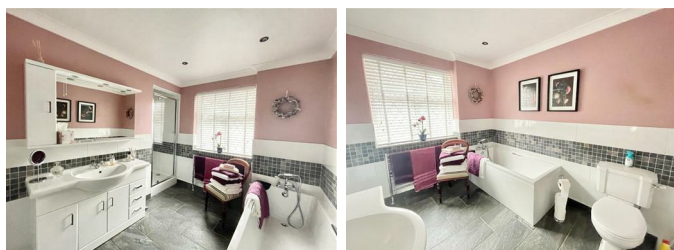
Bedroom one is a well-appointed space featuring a double glazed window to the side and another double glazed window to the rear, offering views of the surrounding gardens. Radiator, laminate flooring which adds a modern touch and the room benefits from a high ceiling adorned with coving, contributing to an elegant and spacious feel.

#### **Bedroom 2 13'0" x 12'0" (3.97m x 3.67m)**



Bedroom two is a comfortable and well-lit space with a double glazed window to the rear and an additional window to the side, allowing for natural light to fill the room and over looking the gardens. Laminate flooring adds a modern touch and the room features a high ceiling adorned with coving, contributing to an open and spacious feel. A radiator ensures a comfortable atmosphere, making this bedroom a pleasant and inviting space within the home.

#### **Bathroom**



The bathroom is a well-appointed space featuring a

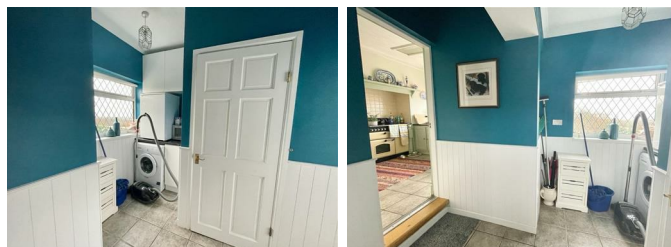
four-piece suite that includes a bath, vanity wash hand basin, a tiled shower and a WC. Part-tiled walls, heated towel rail, coving along the ceiling with ceiling spotlights, double glazed window to the side.

#### **Kitchen 15'1" x 9'6" (4.60m x 2.90m)**



This country-style kitchen exudes charm and functionality. It is fitted with a range of wall and base units, providing storage space, with complementary worktop space. The kitchen features a stainless steel sink unit and offers space for a fridge/freezer and a range-style cooker, emphasizing a rustic and practical design. A pantry cupboard with shelving adds to the storage options. Double glazed window to the front equipped with a floor-mounted boiler, access to the utility room is facilitated by a door, completing this well-designed area.

#### **Utility Room 10'0" x 10'9" (3.06m x 3.28m)**



Leading from the kitchen, the utility room provides additional practicality to the home. Fitted with a wall and base unit and a worktop space. Plumbing for a washing machine is conveniently included, making it an ideal space for laundry tasks. The utility room also features a storage cupboard, providing organized space for household essentials. Double glazed window to the front and a double glazed door to the rear allows easy access to the garden, enhancing the convenience and versatility of this utility space.

## WC



The WC, conveniently located and great for use when out gardening, features a two-piece suite comprising a wash hand basin and a WC. Tiled flooring adds practicality to the space, making it easy to maintain with a double glazed window to the rear.

## Attic Room

The attic room presents a promising opportunity for conversion with its ample space and a window to the front. This area holds great potential for expanding living space, providing the possibility of adding an extra bedroom (subject to necessary planning permissions). The room's size and layout make it an attractive prospect for those looking to enhance their home's functionality and accommodation.

## External



This property, situated on over a quarter of an acre, is accessed via a lane off the main road, offering a sense of privacy and tranquillity. The approach reveals a detached double garage and a gated driveway leading into the expansive grounds. The exterior boasts ample off-road parking, complemented by a variety of mature shrubs and trees, creating a haven for gardening enthusiasts. A garden pond, paved patio area and pathways contribute to the natural charm, along with a summer house, greenhouse, and gazebo

seating area – perfect for BBQs and outdoor dining. The exterior also accommodates the oil tank.

Gated access leads around to the front of the property, featuring a lawned garden that enjoys pleasant views. This thoughtfully landscaped and spacious outdoor area enhances the overall appeal of the property, providing ample opportunities for relaxation and outdoor activities.

## Agents Note

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Tenure - Freehold

Council Tax Band - F

Services

Mains electric. Mains sewerage. Mains water/Water Meter. Oil Central Heating.

Mobile Coverage - EE, Vodafone, O2

Broadband - Ultrafast 1000 Mbps

Satellite / Fibre TV Availability- BT, Sky, Virgin

## Front Garden & Front Aspect



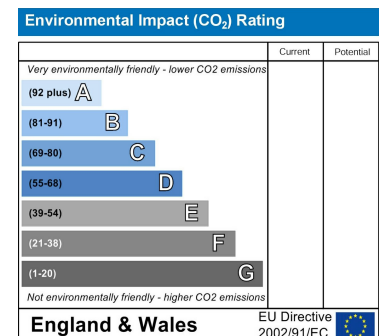
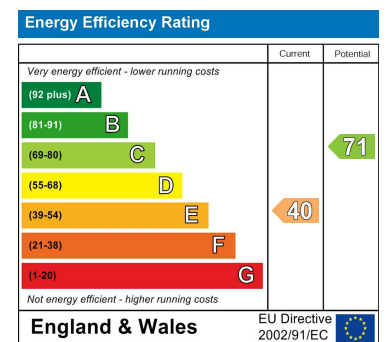
## Floor Plan



## Area Map



## Energy Efficiency Graph



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