



**Marsh Farm, Marsh Road, Wernffrwd, Llanmorlais, Swansea. SA4 3TP**

**Offers In Region Of £650,000**



21 Walter Road, Swansea. SA1 5NQ  
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**ASTLEYS**  
RESIDENTIAL



**A beautifully presented four bedroom detached family home dating back to the 19th Century that has been extended and lovingly maintained by the current owners and set in grounds of approximately three acres. This rural location in the quiet hamlet of Wernffrwd is on the edge of the Llanrhidian Marsh and within the Gower Peninsular Area of Outstanding Natural Beauty where you can enjoy far reaching panoramic views of Loughor Estuary with spectacular sunsets and an abundance of flora, fauna and livestock. The spacious accommodation has all the benefits of modern living whilst retaining charm and character and briefly comprises to the ground floor; lounge/dining room, sitting room, kitchen/breakfast room, utility room, snug, study and cloakroom. To the first floor are four bedrooms (en-suite and walk-in wardrobe to the master bedroom) and family bathroom.**



## The Accommodation Comprises

### Ground Floor

#### Entrance

Via uPVC door with stained glass panel to hallway.

#### Hallway (6' 0" x 11' 6") or (1.83m x 3.50m)

Solid wood flooring, radiator.

#### Sitting Room (11' 6" x 12' 11") or (3.50m x 3.94m)

Three floor to ceiling double glazed windows to the front, sash style double glazed window to the side, solid wood flooring, electric fire with slate hearth and decorative wooden surround, coved ceiling with rose, radiator.

#### Lounge/Dining Room (10' 4" x 25' 0") or (3.15m x 7.62m)

Two sash style double glazed windows and uPVC door to the front, exposed white washed stone walls, multi-fuel burner stove with slate hearth and decorative wooden surround, two radiators.

#### Inner Hallway (5' 3" x 8' 8") or (1.61m x 2.65m)

Staircase to the first floor.

#### Snug (8' 8" x 9' 11") or (2.65m x 3.01m)

Double glazed windows to the side, fitted storage units, radiator.

#### Study (6' 2" x 7' 6") or (1.89m x 2.28m)

Double glazed window to the side, radiator.

#### Inner Porch

Fitted storage units, tiled flooring, radiator.

#### Cloakroom

A two piece suite comprising low level w/c and pedestal wash hand basin. Frosted double glazed window to the rear, fitted storage units, tiled flooring, radiator.

#### Utility Room (6' 2" x 10' 4") or (1.89m x 3.16m)

Double glazed window to the rear, glazed uPVC door to the rear fitted storage units, inset sink with mixer tap, plumbed for washing machine, wood panelled walls, tiled flooring.

#### Kitchen/Breakfast Room (10' 4" x 19' 3") or (3.16m x 5.87m)

A well appointed country style kitchen fitted with a range of wall and base units, inset one and half bowl composite sink with drainer and mixer tap. Integrated dishwasher, electric double oven and six burner gas hob with concealed extractor hood over. Double glazed window to the rear, double glazed sliding patio doors to the side, tiled flooring, beamed ceiling, radiator.

### First Floor

#### Landing

Double glazed window to the rear.

#### Master Bedroom (13' 2" x 18' 11") or (4.01m x 5.76m)

Three windows double glazed windows to the front, fitted wardrobes, radiator.

#### Walk In Dressing Area

Fitted units.



### En Suite

A white four piece suite comprising; panelled bath, shower cubicle, concealed cistern w/ c and wash hand basin with vanity storage. Sash style double glazed window to the rear, part tiled walls, radiator.

### Bedroom 2 (9' 8" x 12' 3") or (2.94m x 3.73m)

Sash style double glazed window to the front, fitted wardrobes, radiator.

### Bedroom 3 (9' 5" x 9' 11") or (2.86m x 3.01m)

Double glazed window to the rear, fitted wardrobes, radiator.

### Bedroom 4 (6' 1" x 12' 5") or (1.85m x 3.79m)

Sash style double glazed window to the front, fitted wardrobes, radiator.

### Family bathroom.

A three piece suite comprising; panelled bath with shower over and screen, low level w/c and wash hand basin with vanity storage. Double glazed window to the rear, airing cupboard, part tiled walls, chrome heated towel rail.

### External

Externally the property has a sweeping driveway, several outbuildings including three garages and goat shed. The grounds include well tended gardens, ample parking, orchard with a variety of fruit trees including apple, pear, damson and flowering cherry. A further level lawn is ideal for family gatherings and sporting activities, beyond is large inclined field that could be used a pony paddock.

### Services

This property has the following services: Mains electricity, mains water, mains drainage

### Tenure

Freehold

### EPC rating - F



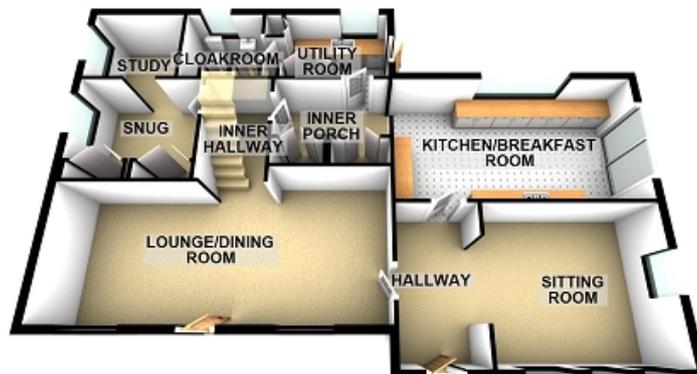
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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