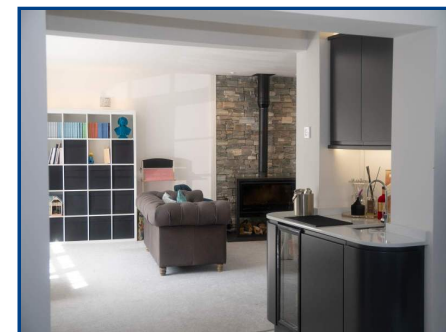
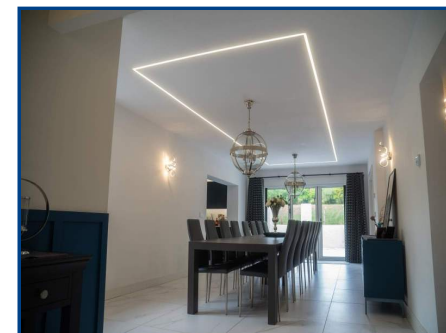
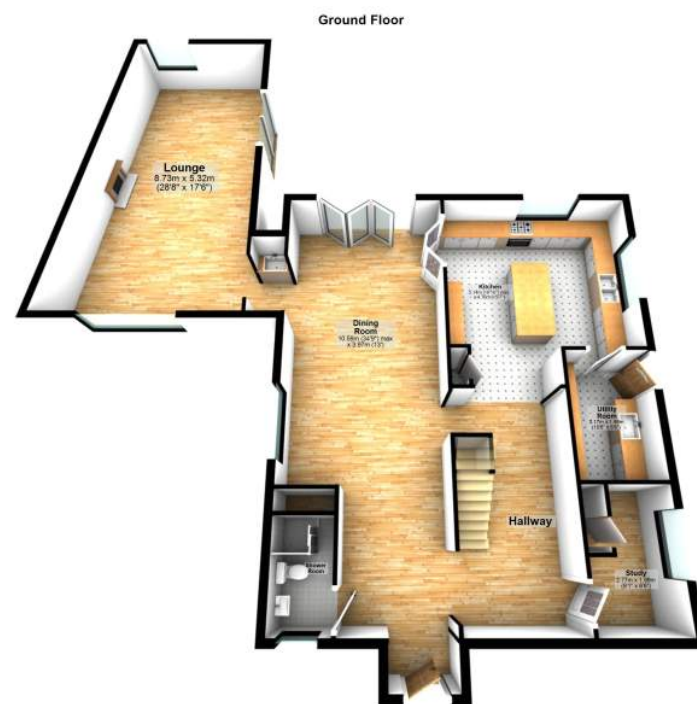




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Mountain Road
Penllergaer
Swansea
City And County of Swansea**

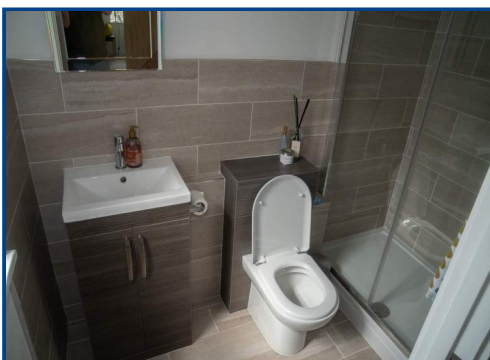
£574,995



- Superb detached family home
- Unique location with private surroundings
- Four generous bedrooms (two ensuite)
- Ground floor shower room & 1st floor bathroom
- Beautifully presented open plan living space
- Lounge with log burner * High spec kitchen with island
- Study * Utility room
- Large driveway and detached outbuilding
- Convenient location close to amenities

General Description

A beautifully refurbished detached home situated in a desirable position within Penllergaer, Swansea. This well presented home has lots of space for a growing family and includes many high specification extras including energy efficient heat recovery systems. Includes; large dining room, lounge with Log Burner, high spec kitchen with Island, study, utility room and shower room with WC to ground floor. To 1st floor are 4 generous bedrooms, (two with ensuite) and family bathroom. Externally the property has a private aspect and is surrounded by fields and woodland and includes a large driveway for many vehicles, detached outbuilding and garden areas to side, front and rear. The property is within walking distance of schools, shops and supermarkets. J47 of the M4 and Morriston hospital are a short drive away.



Viewing: **01792 475 332**

Website: **www.ctf-uk.com**

Email: **swansea@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01792 475 332**

Email: **swansea@ctf-uk.com**

Web: **www.ctf-uk.com**

Mountain Road, Penllergaer, Swansea, City And County of Swansea.

Property Description

A beautifully refurbished detached home situated in a desirable position within Penllergaer, Swansea. This well presented home has lots of space for a growing family and includes many high specification extras including energy efficient heat recovery systems. Includes; large dining room, lounge with Log Burner, high spec kitchen with Island, study, utility room and shower room with WC to ground floor. To 1st floor are 4 generous bedrooms, (two with ensuite) and family bathroom. Externally the property has a private aspect and is surrounded by fields and woodland and includes a large driveway for many vehicles, detached outbuilding and garden areas to side, front and rear. The property is within walking distance of schools, shops and supermarkets. J47 of the M4 and Morriston hospital are a short drive away.

Ground Floor

Entrance Hall

Frosted double glazed composite door to front with key less lock system, tiled flooring with under floor heating.

Hallway (20' 2.13" x 6' 9.1") or (6.15m x 2.06m)

Stairs to first floor, tiled flooring with under floor heating, under stairs storage cupboard, LED feature lighting to stairs ceiling.

Shower Room & WC (8' 0.06" x 4' 5.15") or (2.44m x 1.35m)

Upvc frosted double glazed Sash window to front, double walk in shower with overhead Rain forest attachment, Vanity style wash hand basin, tiled floor, tiled splash backs, heat recovery ventilation, LED lighting, heated towel rail.

Study (9' 1.05" x 6' 6.35") or (2.77m x 1.99m)

Upvc double glazed window to side with electric blinds, fitted desktop and cupboard housing domestic hot water tank, heat recovery ventilation and radiator.

Dining Room/ Sitting Room (34' 9.72" Max x 13' 0.3" Max) or (10.61m Max x 3.97m Max)

Spacious bright and airy living space which includes; Upvc double glazed Sash style window to side, Aluminium frame double glazed

Bi-fold doors with integrated insect net screening and electric curtains which open out onto the rear patio, LED ceiling mounted Mood Lighting, tiled floor with under floor heating, built in storage cupboard housing, CCTV controls and monitors, hard wired fibre optic WIFI to whole of the property.

Bar Area: accessed between the dining room and the mainly family lounge is a purpose built bar area which includes; built in units with sink unit and filtered water connection, wine cooler, plinth feature lighting, tiled flooring with under floor heating.

Kitchen (15' 7.4" x 13' 8.17") or (4.76m x 4.17m)

High specification Bespoke kitchen which includes; range of base and wall units with Quartz worktops and natural stone tiled splash backs, integrated NEFF Induction hob and hot plate with NEFF electronic extractor fan over, integrated double electric oven, and warming drawers, built in Blanco sink unit with Quooker instant hot water Tap, macerator and garbage disposal, space for large American style fridge freezer, kitchen Island, breakfast bar, tiled flooring with under floor heating, two Upvc double glazed Sash windows, ceiling LED strip mood lighting, heat recovery ventilation, plinth feature lighting, LED spotlighting, built in storage cupboard with under floor heating controls, app controlled thermostat.

Utility Room (10' 4.8" x 6' 7.13") or (3.17m x 2.01m)

Upvc double glazed Sash style window to side, Upvc double glazed door to side, range of base and wall units with Quartz worktops and natural stone tiled splash backs, built in Blanco sink unit, plumbing for washing machine and tumble dryer, wall mounted gas combi central heating boiler, space for additional fridge freezer, tiled flooring, LED lighting and under floor heating.

Lounge (28' 7.7" x 17' 5.84" Max) or (8.73m x 5.33m Max)

Large bright and airy living space which includes; Upvc double glazed Sash style window to rear, Upvc double glazed window to rear, Upvc double glazed patio doors to rear patio area, large modern log burner with feature stone surround, three radiators, LED ceiling mounted mood lighting and loft access.

First Floor

Mountain Road, Penllergaer, Swansea, City And County of Swansea.

Landing: spacious landing area which includes; loft access, SMART lighting, App controlled thermostat, built in storage cupboard.

Bedroom 1 (15' 5.43" x 12' 6.39") or (4.71m x 3.82m)

Large Upvc double glazed window to rear over looking fields with electrically operated black out curtains, full length fitted wardrobes with built in lighting, heat recovery ventilation, loft access and radiator.

Ensuite 1 (8' 9.51" x 5' 2.2") or (2.68m x 1.58m)

Double walk in shower with over head Rain Forest style shower head and hand held shower attachment, floating Vanity style wash hand basin, fitted low level WC, tiled flooring, stylish Mat Black tiled splash backs, heat recovery ventilation, and radiator.

Bedroom 2 (13' 3.84" x 10' 4.02") or (4.06m x 3.15m)

Spacious bedroom which includes; Two upvc double glazed windows, with lovely views over local fields, heat recovery ventilation, electrically operated black out roller blinds and radiator.

Bedroom 3 (13' 6.2" Max x 8' 9.91" Max) or (4.12m Max x 2.69m Max)

Upvc double glazed Sash Style window to side, electric black out blinds, heat recovery ventilation, recess storage area and radiator.

Ensuite 2 (7' 4.19" x 4' 7.91") or (2.24m x 1.42m)

Upvc frosted double glazed window to side, double walk in shower with over head Rain Forest style shower attachment, floating Vanity style wash hand basin, fitted low level WC, ceramic tiled flooring, heat recovery ventilation, tiled splash backs and heated towel rail.

Bedroom 4 (12' 0.09" x 12' 11.91" Max) or (3.66m x 3.96m Max)

Two upvc double glazed Sash windows to front with electric black out blinds and radiator.

Bathroom (8' 5.57" x 7' 4.58") or (2.58m x 2.25m)

Stylish family bathroom which includes; Upvc double glazed Sash style window to side with electric blinds, built in bath with shelving and Rain Forest style shower over, tiled flooring, Matt Black tiled

splash backs, floating Vanity style wash hand basin, fitted low level WC, heated towel rail, LED lighting, Cupboard housing 'Gennex' heat recovery unit and controls.

EXTERNALLY

To front: Large driveway laid to tarmac providing large amount of parking space for multiple vehicles. Detached shed 5.58m x 2.18m with power. Natural stone cladding to porch. Outside power points and water tap. Paved pathways to front and side. Sheltered Bin/Bicycle store. Enclosed garden area laid mainly to lawn which sweeps to side.

To Side; Private spacious sheltered paved patio/BBQ area with pleasant outlook onto nearby fields, garden area laid to lawn which sweeps to front, outside electric point.

To rear: enclosed private spacious paved patio area with log store and garden areas laid to lawn which has pleasant surrounding overlooking farm land.

Information

The property includes the following high tech features: Electrically operated blinds to the majority of rooms. Electronically operated curtains to Master Bedroom and Dining Room/family room. SMART lighting to hallways, master bedroom, ground floor shower room, outside lighting which is controlled from an APP. Heat Recovery system which recycles heat generated from bathrooms and kitchen areas. Key less lock system to front door. CCTV hard wired Hard wired Hi Speed Fibre Optic broadband providing strong internet connection to the whole of the property

Services

Mains Electric, Mains Water, Mains Gas, Septic Tank Drainage

