



Small Holding 2-50 Acres (EPC Rating:) Freehold

CARMARTHEN ROAD, PONTARDDULAIS, SWANSEA, SA4 0FT

Offers In The Region Of

£595,000

4 Bedroom Small Holding 2-50 Acres located in Swansea

We have pleasure in offering For Sale this Small Holding of 40 Acres set in a peaceful semi rural yet conveniently located area in Fforest, Pontardulais, which offers a small range of shopping, leisure facilities and access to the M4 Motorway. The property is a 4 Bedroom End of Terrace property offering versatile accommodation over two floors. The accommodation comprises, entrance hall, kitchen/Diner, Lounge, Sunroom, Utility Room, Boot Room, Shower Room, additional Reception Room and Two Bedrooms on the ground floor with a further two Bedrooms and Family Bathroom located on the first floor. Externally there is ample parking for several vehicles with various out buildings and approximately 40 Acres of level, gently sloping farmland with fine views overlooking open countryside to the front and rear of the property. The property benefits from Oil Central Heating and uPVC Double Glazing with the addition of Solar Panels which are owned but transferrable to New Vendors located on the main rear roof structure.

Freehold. Council Tax Band - D. EPC - TBC.

Ground Floor

With front entrance door leading into...

Entrance Hall

With radiator and tiled floor.

Kitchen with Dining Area

4 x 4.5 (13'1" x 14'9")

With a range of base and wall units, display cabinets, one and a half bowl ceramic single drainer sink unit with mixer taps, 4 zone electric induction hob with extractor above and oven below, integrated dish washer, space for fridge freezer, radiator, spotlights, coved ceiling, part tiled walls, tiled floor and uPVC window to the front. Additional features include dining area and double doors leading into lounge

Lounge

4.2 x 4.2 (13'9" x 13'9")

With radiator, spotlights, laminate floor, coved ceiling, uPVC window to the front and Patio Door leading to the terraced garden.

Sun Room

3.3 x 2.5 (10'9" x 8'2")

Modern gable end conservatory with a solid roof and sky lights, radiator, laminate floor, and French doors leading to the garden.

Sitting Room

5 x 4.3 (16'4" x 14'1")

With radiator, beamed ceiling, laminate floor, stairs to first floor and two uPVC windows to the front.

Utility

4.9 x 1.8 (16'0" x 5'10")

With base and wall units, single drainer sink unit with mixer tap, plumbing for automatic washing machine, radiator, part tiled walls, tiled floor, uPVC window and door to rear.

Boot Room

4.3 x 1.7 (14'1" x 5'6")

With radiator, tiled flooring, uPVC window and door to rear.

Bedroom 2

4.8 x 2.2 (15'8" x 7'2")

With radiator, coved ceiling and two uPVC windows to the front.

Bedroom 3

3.7 x 3 (12'1" x 9'10")

With radiator, fitted overhead cupboard, coved ceiling and uPVC window to rear.

Downstairs Shower Room

1.8 x 3 (5'10" x 9'10")

With low level flush WC, pedestal wash hand basin, walk in double shower enclosure, extractor fan, white traditional heated towel rail radiator, spot lights, fully tiled walls, tiled floor and obscure uPVC glass window to rear.

First Floor

Landing

With radiator.

Bedroom 1

5 x 2.4 (16'4" x 7'10")

With radiator and two uPVC windows to the front.

Bedroom 4

3.2 x 1.6 (10'5" x 5'2")

With radiator and uPVC window to the rear.

Bathroom

3.6 x 1.8 (11'9" x 5'10")

With low level flush WC, pedestal wash hand basin, curved corner bath, extractor fan, white traditional heated towel rail radiator, airing cupboard, part tiled walls, tiled floor, spotlights and uPVC window to the rear.

External

Front: Side lawn and parking adjacent to the property.

Rear: Terraced patio area overlooking open countryside views.

Land

Please note that the land included within the sale has not been officially measured and is an approximate amount of 40.0 acres.

Stone outbuilding (5.7 x 4.6m (18'8" x 15'1")) with electricity connected, uPVC window and door to the front. Outhouse (5 x 3.6m (16'4" x 11'9")) with electricity connected. Gravel parking



area to side.

Breeze block outbuilding with box profile cladding (5 x 5m (16'4" x 16'4")), two uPVC windows and door to front. Timberframe outbuilding with box profile cladding (8 x 6m (26'2" x 19'8")).

Services

Mains water and electric. Solar Panels. Oil Tank. Septic Tank.

Tenure

Freehold

NOTE

All photographs have been taken with a wide angle lens.

Any appliances and services listed on these details have not been tested.

Viewings

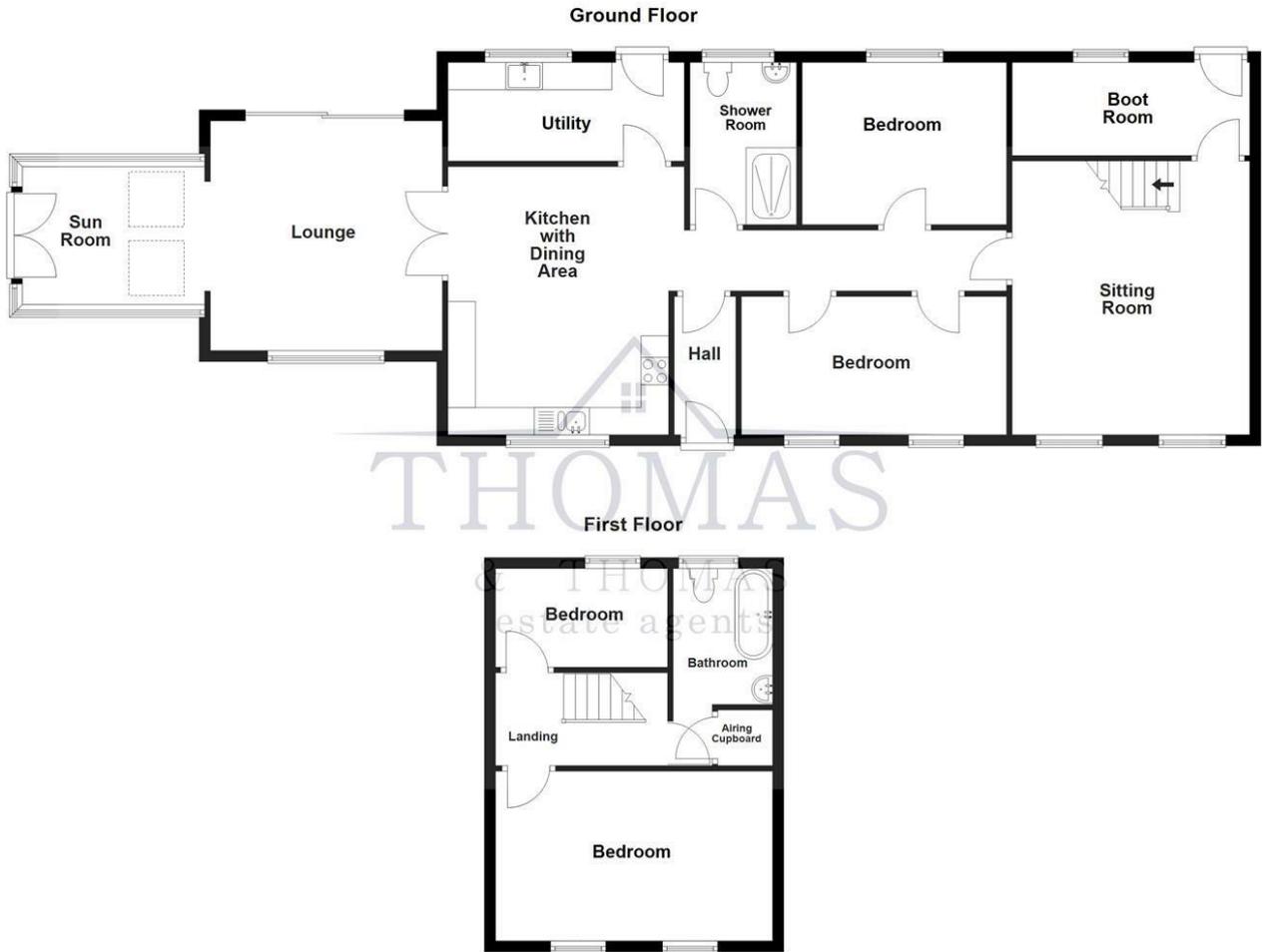
By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

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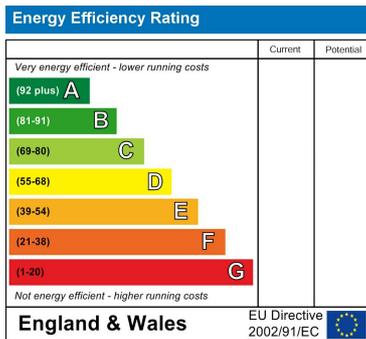




Council Tax Band

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Energy Performance Graph



Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

