



## Swn y Nant Barn Cilybebyll, Pontardawe, Swansea, SA8 3JH

**Offers In Excess Of £630,000**

"Discover the allure of this stunning Barn conversion, exquisitely crafted from natural stone and perfectly situated in a tranquil rural setting, embraced by breathtaking countryside and dramatic mountain vistas. Thoughtfully modernised to the highest standards, this exceptional home harmoniously combines timeless charm with contemporary luxury. Step into an inviting entrance hallway that sets the tone for the rest of the residence. The heart of the home is the impressive kitchen and family room, where generous space allows for a classic farmhouse table. Enjoy the convenience of a range cooker and premium built-in appliances, making it a dream for both everyday living and entertaining. The property further features two warm and welcoming reception rooms on either side, perfect for relaxation or hosting guests. Upstairs, the farmhouse offers four generously sized bedrooms, two of which include luxurious en-suites. The family bathroom showcases a roll-top bath with shower attachments, adding a touch of elegance to your daily routine. Beyond the main house, practicality meets rustic charm with an outdoor utility/drying room complete with a cloakroom. The grounds boast well-maintained outbuildings, including stables and tack rooms. One has been cleverly transformed into a vibrant bar/entertaining room, while another serves as a fully equipped gym with a dramatic vaulted ceiling adorned with exposed beams. Surrounded by serene countryside and capturing mountain views, this property promises a lifestyle of unmatched beauty and tranquility.

## Main dwelling.



## Hallway 14'2" x 13'6" (4.33 x 4.14)



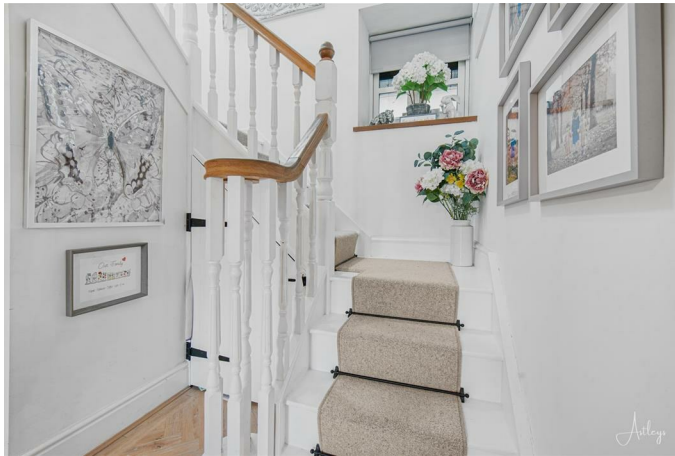
Step into a stunning entrance hallway that welcomes you with elegant stairs leading to the first floor. The herringbone-style LVT flooring adds a touch of sophistication, while the practical understairs cupboard with latch hinges offers clever storage solutions. An inviting oak door opens to the kitchen, main lounge and cloakroom, enhancing convenience. With radiators and windows positioned at both the front and rear, this space is filled with warmth and light, making it truly captivating.

## Cloakroom 4'11" x 5'1" (1.50 x 1.56)



With housed low level WC and wash hand basin, LVT flooring, window to front and radiator.

### Stairs to first floor



### Lounge 14'2" x 13'6" (4.33 x 4.14)



Experience a stunning room filled with abundant natural light, featuring an exquisite open brick fireplace with a sleek long burner. The ceiling showcases charming wooden beams, complemented by elegant LVT herringbone-style flooring. Wide Georgian-style patio doors invite you to the serene rear. This space is a perfect blend of style and warmth!





farmhouse table, adorned with White and Sage units featuring charming latch-style handles. Built-in appliances include a dishwasher, fridge freezer, and space for an American fridge freezer. Complete with a delightful Belfast double sink, an island with a granite work surface and cupboards below, and a wooden beam frame that opens up to the family room, window to front and radiator.



## Kitchen



Step into the spacious kitchen with room for a



lush gardens and mountain views, framed beautifully by large bi-folding doors that invite the outdoors inside. The cozy atmosphere is heightened by a charming free-standing log burner, perfect for snuggling up during chilly evenings. One feature wall is exposed with natural stone, elegant LVT flooring adds a touch of sophistication.



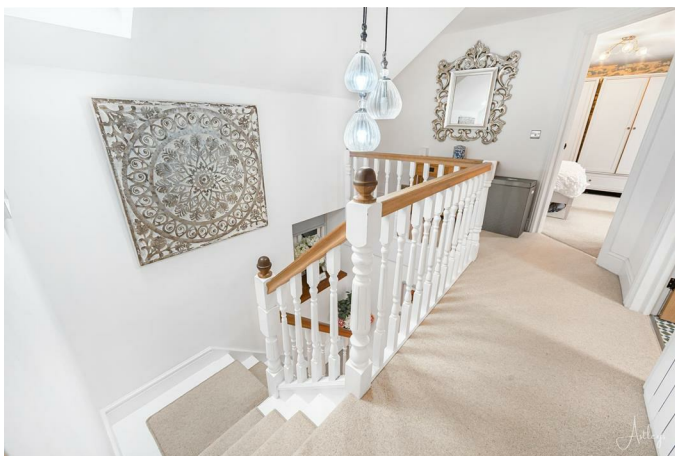
**Family room 15'2" x 15'6" (4.63 x 4.74)**



This captivating room boasts spectacular views of the



**First floor landing 16'8" x 13'9" to landing window  
(5.08m x 4.19m to landing window)**



**Bedroom one 16'5" x 16'6" (5.01 x 5.03)**



Excellent size room with two windows to front offering beautiful views, LVT flooring, plus velux, radiator and door to en-suite. This spacious room has two windows that provide beautiful views outside. The durable LVT flooring adds a modern touch. A Velux window lets in extra sunlight, and door that leads to the en-suite bathroom for added comfort and convenience.



**Bedroom two 16'7" x 10'11" (5.08 x 3.34)**



Excellent size room with skylight, radiator and door to En-suite shower room.



**En-suite 9'2" x 4'10" (2.81 x 1.49)**



Corner shower cubicle, pedestal wash hand basin, low level wc, fully tiled to walls, skylight and radiator.



## En-suite



Shower cubicle, low level wc, pedestal wash hand basin, splashback, velux window and radiator.

## Bedroom three 14'7" x 11'0" (4.45 x 3.37)



Double room with built-in-cupboard, window to rear and radiator.



## Bedroom four 7'10" x 9'10" (2.39 x 3.01)



With window to side, laminate flooring and radiator.



**Family bathroom 9'10" x 7'9" (3.01 x 2.37)**



"Experience pure sophistication in this stunning bathroom, where timeless elegance meets modern luxury. A striking roll-top bath takes center stage, complete with a refined shower attachment for the perfect blend of relaxation and convenience. The pedestal wash hand basin adds a touch of classic charm, while a sleek low-level WC ensures both style and practicality. A Velux window invites streams of natural light to illuminate the space, creating a bright and serene atmosphere, complemented by a well-placed radiator that provides warmth and comfort. Every detail in this bathroom exudes beauty and refinement."

**Garden**



Beautifully landscaped gardens adorn the side,

complete with raised decked areas that offer breathtaking countryside views. The rear garden boasts a charming shingle area, a convenient utility room, an outdoor water tap, and easy access to both the stable block and a fantastic barn entertaining area. Discover the ideal setting for relaxation and entertaining in this exquisite outdoor space!



This enchanting garden set against a backdrop of stunning countryside views that stretch as far as the eye can see. It's an idyllic retreat for those yearning for tranquility and the soothing sounds of nature, making it a truly breathtaking escape.

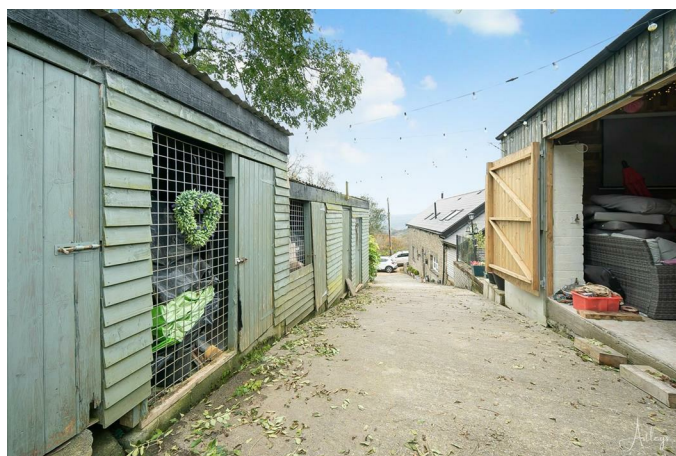
#### Patio



#### Patio



#### Stable block



### Barn Bar/out building



This unique barn features a bespoke area meticulously designed for hosting memorable gatherings, complete with elegant finishes and ample room for guests to enjoy. The front driveway offers generous parking space and leads gracefully to the charming stable block and an inviting entertaining barn. This unique barn features a bespoke area meticulously designed for hosting memorable gatherings, complete with elegant finishes and ample room for guests to enjoy.

### Driveway



Affording plenty of parking to front.



### Barn/bar view



### Barn internal view



Neath Port Talbot

Band:

D

Annual Price:

£2,281 (min)

### Agents notes

The property is not connected to mains drains and is served by a septic tank.

There are no mains water and the property is served by Borehole Water Treatment Plant, located in part of the stable block.

Property has oil central heating.

### EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0327-2816-7748-9923-2725>

### Services

Conservation Area: No

Flood Risk; No Risk

Floor Area

1,625 ft<sup>2</sup> / 151 m<sup>2</sup>

Plot Size

0.22 Acres

Satellite / Fibre TV Availability

BT

Sky

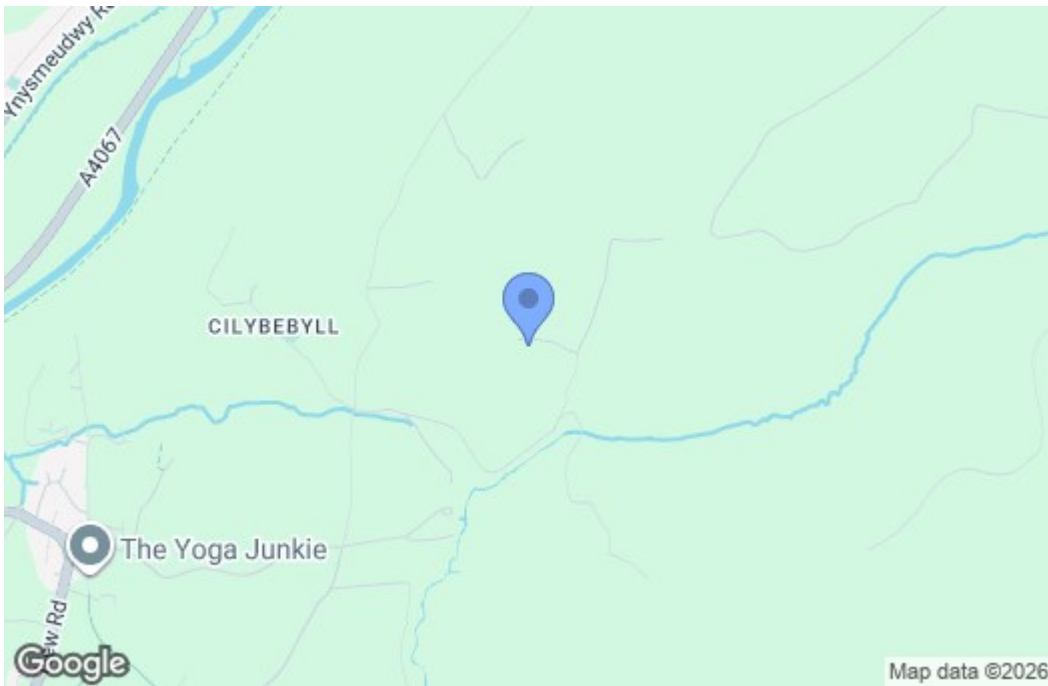
### Council Tax

Local Authority

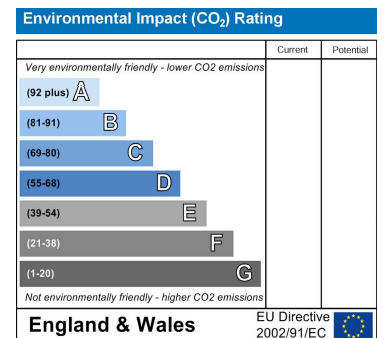
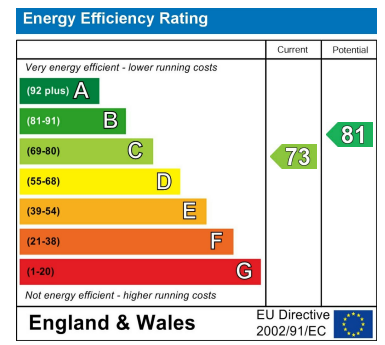
## Floor Plan



## Area Map



## Energy Efficiency Graph



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