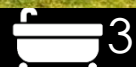

 7  3  3

Coniston Hall, Clydach Swansea

£950,000

 peter  
alan

01792 798201  
morrison@peteralan.co.uk



## About the property

Coniston Hall is a magnificent Arts and Crafts-style home with deep historical roots in the local area. Built in 1925 for the Mond family, the property has preserved many of its original features. Ludwig Mond, a key figure in developing the nickel refining process, played a significant role in shaping the Clydach community. Set on nearly five acres of private gardens and woodland, this remarkable residence is accessed via a private driveway.

The estate offers excellent amenities, including multiple garages for both storage and vehicle accommodation, several potting sheds, and designated space for vegetable patches. Expansive flat areas provide the perfect setting for outdoor games or simply enjoying the peaceful surroundings. Currently, this outstanding home is oil heated with plans in place for a biomass wood pellet boiler.

Inside, the home boasts a versatile layout spread over three floors, featuring multiple reception rooms and generously sized bedrooms. A cellar provides additional storage space, including a dedicated wine cellar, adding to the home's charm and functionality.

## Accommodation

### Entrance Hall

Entry via original wooden door into hallway. Oak paneled walls, grand staircase to the first floor, traditional cast iron radiators.

### Family Lounge

21' 1" Max x 14' Max ( 6.43m Max x 4.27m Max )  
Original leaded window to side, double doors into conservatory, and double doors into the snug. Beams to ceiling, feature fire surround.

### Library

27' Max x 15' 1" Max ( 8.23m Max x 4.60m Max )  
Oak paneled walls, feature log burner fire place with slate mantle. Original leaded bay window to the front and window to the side. Fitted shelving and storage units, beamed ceiling.

### Snug

12' 1" x 10' ( 3.68m x 3.05m )  
Built in shelving and units, original picture rails and beams to ceiling. Glass paneled doors to conservatory.

### Conservatory

35' 1" x 6' 1" ( 10.69m x 1.85m )  
Wooden flooring, double glazed windows and double door to garden, oak paneled walls and beams to ceiling.

### Dining Room

25' Max x 14' Max ( 7.62m Max x 4.27m Max )





Semi circle double glazed floor to ceiling bay window overlooking the garden, Oak paneled walls, beams to ceiling.

### Inner Hall

Old servants staircase to the upper floors and basement. Parquet flooring.

### Kitchen/Diner

24' Max x 12' 1" Max ( 7.32m Max x 3.68m Max )  
Leaded windows to the rear. Tiled flooring, range of wooden base and wall units with Corian worktops, double sink with mixer tap, integrated dishwasher and fridge. Central island with oak worktop that can be used as a breakfast bar and storage underneath. Space for range cooker. Open plan into the dining area with access into the larder, door to parking area with boot room and external WC.

### Larder

9' 1" x 4' 1" ( 2.77m x 1.24m )  
Tiled flooring, base units with shelving. Leaded window to the front, space for fridge/freezer.

### Utility Room

13' 1" Max x 12' 1" Max ( 3.99m Max x 3.68m Max )



Leaded windows to the front and side, base and wall units with glass displays and wooden worktops. Tiled walls and terrazzo flooring. Space for washing machine and dishwasher. Beams to ceiling.

### Cloakroom

Tiled walls and terrazzo flooring, shelving and hanging rail for coats and access into WC.

### WC

Leaded window to the front. WC and hand wash basin within a vanity unit. Tiled walls and terrazzo flooring.

### First Floor

#### Landing

Leaded window to the front and beams to ceiling. Leading to;

#### Master Bedroom

14' 1" x 18' ( 4.29m x 5.49m )  
Leaded double glazed windows to the side and rear. Picture rail and coving to ceiling, double panel radiator. Access to en-suite and dressing room.

#### En-Suite



Double glazed window to the side. Four piece suite comprising; WC, bath, shower, hand wash basin and bidet. Heated towel rail, beams to ceiling and marble paneled walls.

### Dressing Room

10' x 11' 1" Max ( 3.05m x 3.38m Max )  
Leaded double glazed window to the rear. Fitted wardrobes with vanity unit, built in cupboard.

### Bedroom Two

13' 1" Max x 16' 1" Max ( 3.99m Max x 4.90m Max )  
Leaded window to the front and double glazed window to the side. Double doors leading to the balcony with Wisteria vines along the fencing. Picture rail and coving to ceiling.

### Bedroom Three

12' Max x 10' 1" Max ( 3.66m Max x 3.07m Max )  
Double glazed window to the rear. Fitted units with hand wash basin. Picture rail and coving to ceiling.

### Bedroom Four

10' 1" min excluding hall x 13' ( 3.07m min excluding hall x 3.96m )



Double glazed window to the rear. Fitted wardrobes and unit with hand wash basin and desk. Picture rail and coving to ceiling.

### Bedroom Five

13' 1" x 12' 1" ( 3.99m x 3.68m )

Double glazed window to the side and leaded window to the rear. Hand wash basin and unit, picture rail and coving to ceiling.

### Shower Room

4' 1" x 4' 1" ( 1.24m x 1.24m )

Vinyl floor, tiled walls and shower, hand wash basin and extractor fan.

### Linen Closet

8' x 3' 1" Min ( 2.44m x 0.94m Min )

Built in shelving and units for storage. Window to the side.

### WC

Tiled floor, WC, frosted window to the side.

## Second Floor

### Landing Two



Walk in access into eaves for storage, attic access, built in cloak rooms in the stairwell.

### Bedroom Six

11' 1" x 11' ( 3.38m x 3.35m )

Built in wardrobes, double glazed window to the front.

### Studio

17' 1" Max x 20' 1" Max ( 5.21m Max x 6.12m Max )

Leaded double glazed windows to the front and rear. Built in storage cupboard. Walk in access into eaves.

### Nursery/ Bedroom Seven

8' x 8' ( 2.44m x 2.44m )

Double glazed window to the side, storage into the eaves. Access into en-suite.

### En-Suite

Three piece suit comprising WC, Hand wash basin and bath.





01792 798201

morrison@peteralan.co.uk



Cellar



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

