



I Golwg Yr Afon, Fforest, Pontarddulais, Swansea, SA4 0XS £570,000





WELCOME

Davies Craddock Estates are delighted to present this unique opportunity to purchase a magnificent detached, self-build family home.

Tucked away in a highly desirable, private position off the main cul-de-sac in Golwg Yr Afon, Pontarddulais, this property offers an unparalleled balance of community and seclusion. Enveloped by mature trees and boasting sweeping, far-reaching views of the surrounding landscape, the residence serves as a peaceful sanctuary without compromising on local conveniences.

A true credit to its self-build heritage, early viewing is essential to fully appreciate the privacy, scope, and scenic backdrop on offer





INTERNAL

You are welcomed into the property by a warm and inviting entrance hallway, complete with a convenient downstairs cloakroom. Positioned at the front of the home is a versatile reception room, perfect for use as a dedicated home office or a cosy snug. The heart of the ground floor features a wonderfully bright and air-filled living room that leads effortlessly into the spacious open-plan kitchen and dining area. This social hub boasts double doors that open directly onto a raised decked area, seamlessly blending indoor and outdoor living while maximizing the property's peaceful views. Completing the ground floor is a highly practical utility room, ideal for keeping laundry and everyday essentials neatly tucked away.

Heading upstairs, the gallery landing leads to four generously proportioned double bedrooms, offering ample space and versatility for a growing family. The Master bedroom boasts the added luxury of its own private en-suite shower room. Serving the remaining three double bedrooms is a well-appointed, contemporary family bathroom, beautifully finished to a high standard.



- Detached Property
- Four Bedrooms
- Master En-Suite
- Driveway & Double Garage
- Spacious Plot
- Mains Gas, Electric, Water & Drainage
- Council Tax - F (Information provided by Local Authority subject to change)
- EPC - C (Approx. 193m²/2,077sqft)
- Freehold
- Far Reaching Views





EXTERNAL

The property is approached via a substantial driveway providing ample parking for multiple vehicles, leading down to a detached double garage.

The generous garden grounds offer an exceptional mix of outdoor living and entertainment spaces. Leading from the main house, a raised decking platform serves as the perfect vantage point, capturing spectacular, panoramic views that stretch across Pontarddulais, over the iconic Eleven Arches viaduct, and down toward the beautiful Loughor Estuary and surrounding countryside.

Stepping down into the garden, you will find a manicured lawn and a spacious patio area that hosts a detached summerhouse. Designed for ultimate versatility, this fantastic addition features an undercover terraced area fitted with a bar area which leads into a cosy room currently utilised as a children's playroom.

Completing this exceptional exterior is a highly convenient cellar beneath the main property, offering substantial and easily accessible storage space.



LOCATION

Situated in the highly desirable and vibrant town of Pontarddulais, Golwg Yr Afon perfectly balances tranquil residential living with exceptional everyday convenience.

The property is ideally located within easy reach of a wealth of local amenities, including independent shops, cafes, supermarkets, and essential services. For families, the area is well-served by reputable local schooling, with both Pontarddulais Primary and the highly regarded Pontarddulais Comprehensive School nearby.

Commuters will find the location particularly advantageous, thanks to excellent transport links that provide swift access to the M4 corridor, effortlessly connecting you to Swansea, Llanelli, and further afield, making this an idyllic retreat for the modern family.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

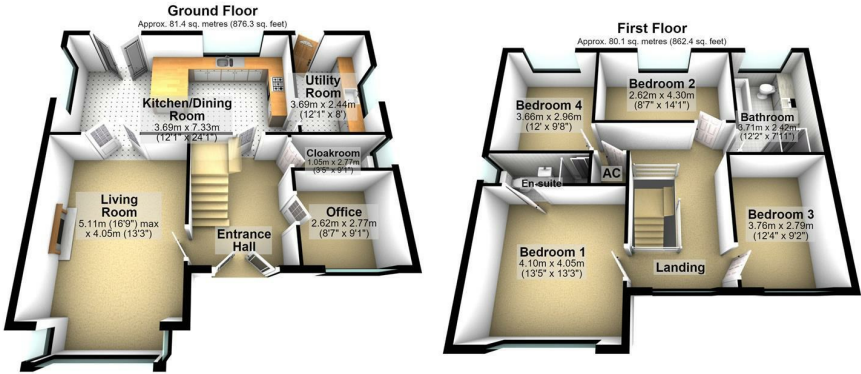
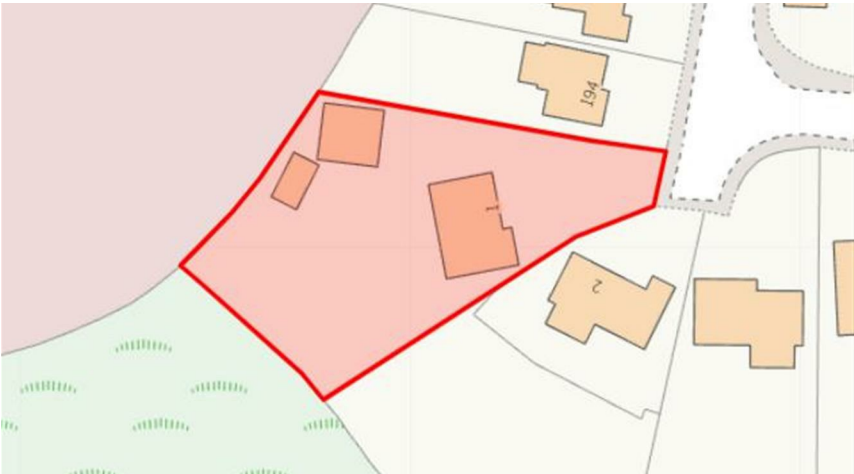
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

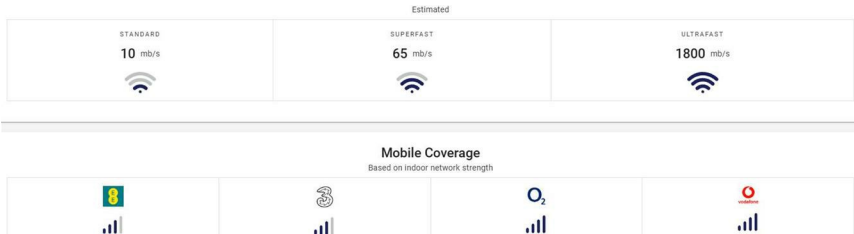
Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are intended to provide a general indication of the property only and should not be relied upon as an exact representation of the current condition, layout, boundaries, fixtures, fittings or surroundings of the property. Purchasers should satisfy themselves by inspection or otherwise as to all aspects of the property.



Total area: approx. 161.5 sq. metres (1738.6 sq. feet)



Entrance Hallway
Wooden flooring, radiator, stairs to first floor.

Reception Room One/Office
approx 8'7" x 9'1"
Window to front, radiator, wooden flooring.

Cloakroom
Fitted with w/c, hand wash basin, radiator, tiled flooring, part tiled walls, window to side.

Living Room
approx 16'9" x 13'3"
Bay window to front, radiator, gas fire and surround, wooden flooring, double doors to rear into:

Kitchen/Diner
approx 12'1" x 24'0"
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, Rangemaster with extractor hood over, integrated dishwasher, space for fridge freezer. Two radiators, tiled flooring, tiled splash back, window to side and rear; patio door into balcony decked area.

Utility Room
approx 12'1" x 8'0"
Fitted with wall and base units with worktop over, sink with mixer tap, space for washing machine and tumble dryer, boiler (Worcester), radiator, part tiled walls, tiled flooring.

Landing
Window to front, radiator, loft access, airing cupboard.

Bedroom One
approx 13'5" x 13'3"
Window to front, radiator, door into:

Ensuite
Fitted with w/c, hand wash basin, shower cubicle, heated towel rail, part tiled walls, tiled flooring, window to side.

Bedroom Two
approx 8'7" x 14'1"
Window to front, radiator.

Bedroom Three
approx 12'4" x 9'1"
Window to rear, radiator.

Bedroom Four
approx 12'0" x 9'8"
Window to rear, radiator.

Bathroom
approx 12'2" x 7'11"
Fitted with w/c, hand wash basin vanity, double walk in shower, panelled bath, radiator, tiled walls and flooring, window to rear.

External
FRONT - Driveway for multiple vehicle, lawn area, mature trees and shrubs.
REAR - Raised balcony that steps down to patio area. Cellar for storage space, under balcony which steps down to lawn area, mature trees.

Garage
Electric roller shutter with full electrics.

We'd love to hear what you think!

LEAVE US
A REVIEW



SCAN ME
Google
Reviews

