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Hendy Farm Sawel Terrace, Pontarddulais Swansea

£675,000

 peter  
alan

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## About the property

An exceptional six-bedroom bungalow set within approximately two acres of private grounds, offering breathtaking panoramic countryside views.

This impressive and substantial home provides extensive, beautifully proportioned living accommodation, making it perfectly suited to larger families or those seeking flexible, multi-generational living. The layout also offers the potential to easily separate a section of the property for independent living, ideal for extended family, guests or additional privacy if required.

Internally, the property boasts six generously sized bedrooms, modern and well-appointed bathrooms, and an abundance of built-in storage throughout. The accommodation is immaculately presented and maintained to a high standard, meaning the home is truly ready to move straight into, with no work required.

Externally, the property excels with approximately two acres of private land, offering superb outdoor space ideal for recreation, gardening, or further potential (subject to the relevant consents). Its elevated position captures stunning, far-reaching views across the surrounding countryside, creating a peaceful and picturesque setting.

Situated in the highly sought-after area of Pontarddulais, the property enjoys a desirable semi-rural location while remaining conveniently close to local amenities, transport links and neighbouring towns.

A rare opportunity to acquire a spacious, versatile home with substantial grounds, outstanding views, and true move-in readiness

## Accommodation

### Porch

A welcoming entrance porch providing shelter and leading through to the main hallway.

### Hall

A central hallway giving access to the principal reception rooms and ground-floor accommodation, with connecting corridors to the bedroom wing.

### Lounge 1

20' 9" x 15' 11" ( 6.32m x 4.85m )

A generously proportioned main lounge offering ample space for seating and entertaining, positioned to the front of the property and enjoying good natural light.

### Dining Room

15' 11" x 10' ( 4.85m x 3.05m )

A well-sized dining room conveniently positioned adjacent to the kitchen, offering ample space for a family dining table and chairs.

### Kitchen

15' 3" x 11' 5" ( 4.65m x 3.48m )

A spacious kitchen fitted with a range of base and wall units, providing generous worktop space and room for appliances and an island with ample storage space, with direct access to the adjoining utility area.





### Utility Room

10' 10" x 6' 4" ( 3.30m x 1.93m )

A practical utility space offering additional storage and appliance space, keeping the main kitchen area clutter-free.

### W.C

A conveniently located cloakroom fitted with a WC and wash hand basin.

### Bathroom

10' 10" x 9' 8" ( 3.30m x 2.95m )

A modern bathroom fitted with a bath, wash hand basin and WC, serving the ground-floor bedrooms.

### W.C



### Bedroom 1

19' 3" x 10' ( 5.87m x 3.05m )

A well-proportioned bedroom offering comfortable accommodation, suitable for a double bed and additional furniture.

### Ensuite

### W.C

### Bedroom 2

19' 8" max x 11' 5" max ( 5.99m max x 3.48m max )

A spacious bedroom enjoying an elevated position within the property, with ample room for bedroom furniture and access to outdoor space.

### Lounge 3

19' 5" x 8' 1" ( 5.92m x 2.46m )

A useful first-floor lounge or sitting area, ideal as a quiet retreat, reading space or secondary living area.

### Balcony

A generous balcony area providing valuable outdoor space, ideal for seating and enjoying open aspects.



### Bedroom 3

15' 3" x 12' 2" ( 4.65m x 3.71m )

Another good-sized bedroom, ideal for family use, guests, or as a home office if required.

### Bedroom 4

15' 3" x 11' 2" ( 4.65m x 3.40m )

A further bedroom of generous proportions, offering flexible living options.

### Bedroom 5

12' 1" x 11' 6" ( 3.68m x 3.51m )

A versatile bedroom suitable as a guest room, study or additional sleeping accommodation.

### Lounge 2/ Bedroom 6

17' 5" x 11' 2" ( 5.31m x 3.40m )

A flexible room that can be used as a further sitting room or easily adapted into a sixth bedroom, offering a practical and versatile space to suit a range of needs.





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Total floor area 312.7 m<sup>2</sup> (3,366 sq.ft.) approx

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