

# SMITHS



## 4 Cysgod Y Deri, Llanedi Road, Swansea, SA4 0ZE Offers Over £700,000

INCREDIBLE FOUR BEDROOM/FOUR RECEPTION ROOM ARCHITECT DESIGNED MASTERPIECE. At the heart of this stunning THREE STOREY luxury home is a VAST OPEN PLAN LIVING SPACE, seamlessly flowing into a HIGH SPEC DESIGNER SIGMA KITCHEN featuring an oversized island, central ceiling extractor, premium Neff appliances and Silestone countertops. A separate pantry and utility room ensure a clutter-free clean aesthetic throughout.

Flooded with natural light from floor-to-ceiling glazing across the living area, this impressive space opens directly onto the landscaped garden via patio doors, creating a perfect setting for indoor-outdoor living and entertaining. A further set of patio doors from the third reception room also leads to the garden, enhancing the connection between the home and its tranquil rural surroundings.

Upper floors offer four bedrooms, two of which benefit from stylish en-suite bathrooms, along with a luxurious family bathroom. Each bedroom has been thoughtfully designed to maximise space, comfort & the spectacular countryside views that surround the property. The beautifully landscaped gardens back directly onto peaceful open farmland, creating a sense of privacy & tranquility with an ever-changing natural outlook. In addition, style & functionality balance perfectly with an integral garage & huge full width secure storeroom. Encircled by panoramic scenery and set in a sought-after rural location on the edge of Pontarddulais, this remarkable home combines refined modern living with excellent accessibility to Swansea and the M4 - making it ideal for those seeking both serenity and convenience. Call to view now!

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### **Hallway**

28'3" x 9'10" (8.62 x 3.02)

Impressive entrance hallway featuring porcelain tiles & underfloor heating (which is installed across both the ground and first floors), beautifully crafted warm oak woodwork, recessed spotlights overhead, walk-in closet, composite front door and doors to the garage, reception room two and three.

### **Reception Room Two**

10'1" x 9'10" (3.09 x 3.00)

Currently used as a gym, with tiled flooring and sliding sliding doors to the front driveway.

### **Reception Room Three**

13'11" x 10'4" widest (4.26 x 3.17 widest)

Third versatile space, currently used as a music room, with tiled flooring, recessed spotlights and pvcu windows to the side aspect.

### **Garage**

24'2" x 16'8" (7.38 x 5.10)

Superb garage with electric part glazed door and huge rear secure store room which runs the full width of the property (11.30Mx1.05M).

### **Landing**

13'8" x 2'9" (4.19 x 0.85)

Mid-floor landing space with ultra modern glass pendant lighting, tiled flooring and luxurious oak/glass balustrade.

### **Reception Room Four**

10'3" x 9'10" (3.13 x 3.02)

Fourth versatile living space fitted out as an office, with tiled flooring and sliding doors to the garden.

### **Kitchen**

17'5" x 17'1" (5.31 x 5.23)

At the centre of the home lies an incredible Sigma kitchen, expertly designed for both function and style, fully open to the spacious main living area and with patio doors to the garden. This showstopping space features an oversized island with a sleek breakfast bar, perfect for casual dining or socialising while cooking. The kitchen boasts a striking two-tone design with contemporary white and navy cabinetry, beautifully paired with premium Silestone countertops for a refined, modern finish. High-end Neff appliances are seamlessly integrated throughout, including double ovens, an induction hob, full-size fridge,

full-size freezer, dishwasher and a central ceiling-mounted extractor. This kitchen truly is the heart of the home, combining luxury, practicality and sociability.

### **Utility Room**

12'0" x 8'1" (3.66 x 2.48)

Located just off the main kitchen, the utility room continues the high-quality design with bespoke fitted units by Sigma, offering additional storage and functionality. Thoughtfully planned, it includes dedicated housing for both a washing machine and tumble dryer, a practical sink and direct access to the garden, ideal for managing laundry and everyday tasks without disrupting the main living space. Stylish and efficient, it perfectly complements the kitchen's premium finish while adding everyday convenience.

### **Pantry**

9'10" x 4'2" (3.01 x 1.29)

Located just off the kitchen, the walk-in pantry is fitted with high-quality Sigma units for seamless style and functionality. It offers excellent storage for dry goods, small appliances and everyday essentials. This valuable addition keeps the main kitchen space clutter-free and beautifully organised.

### **Open Plan Living/Dining Room**

37'9" x 16'6" widest (11.53 x 5.04 widest)

This contemporary open plan living and dining area is thoughtfully designed with clearly defined zones for relaxing and dining/entertaining. Triple expansive windows and a Juliet balcony frame breathtaking rural views, while flooding the space with natural light. Finished with marble-effect porcelain tiles, underfloor heating and a cosy fireplace, the space combines comfort and elegance throughout the seasons and flows seamlessly into the adjoining Sigma kitchen.

### **Upper Landing**

20'0" x 6'6" widest (6.12 x 1.99 widest)

Top floor landing space, with dual skylights, dropdown glass chandelier and fitted carpet.

### **Bathroom**

10'4" x 7'9" (3.16 x 2.37)

Deluxe fully tiled bathroom with shower, double-ended tub with floor mounted taps, heated towel rail, sink/storage unit and WC.

### **Bedroom One**

15'1" x 9'8" (4.61 x 2.97)

One of four bedrooms located on the top floor, featuring fitted wardrobes, radiator, carpet, pvcu windows to the rear garden aspect and en-suite.

### **En-Suite One**

7'10" x 4'10" (2.41 x 1.48)

Fully tiled en-suite with pvcu window, tall radiator, sink/storage unit, led mirror, shower and WC.

### **Bedroom Two**

14'4" x 10'9" (4.39 x 3.28)

Comprising fitted carpet, radiator and floor to ceiling windows with panoramic views towards the Black Mountains.

### **Bedroom Three**

16'4" x 15'5" (4.98 x 4.70)

Third expansive bedroom installed with a walk-in closet, carpet, dual tall radiators and pvcu windows & juliet balcony with incredible rural views.

### **En-Suite Two**

9'9" x 7'7" (2.99 x 2.33)

Hotel-inspired en-suite with marble effect tiling, open shower, heated towel rail, led mirror, sink/storage unit, WC and stylish shutters to the windows.

### **Bedroom Four**

11'5" x 10'3" (3.48 x 3.14)

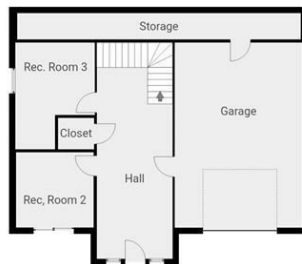
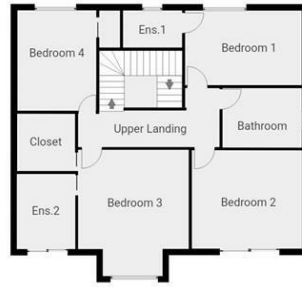
Fourth beautifully styled double bedroom comprising fitted carpet, radiator, built-in wardrobe and rear aspect windows with peaceful garden & rural views.

### **External & Location**

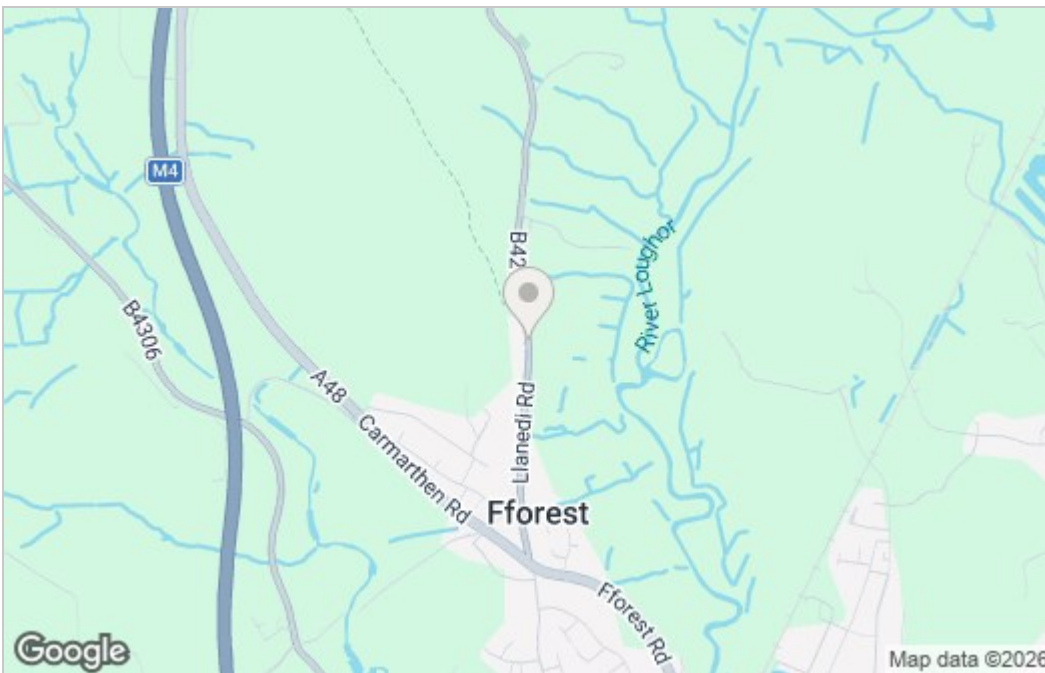
The outdoor space of this home is a true sanctuary, with a luxuriously landscaped garden complimented by a peaceful rural backdrop. The expansive patio provides the perfect space for outdoor dining and relaxation, while a neat lawn and a raised pergola create inviting areas for entertaining. A greenhouse and vegetable gardens allow for a touch of self-sufficiency and the immaculate low-maintenance surfacing ensures the garden remains efficient to maintain. To the front, a sweeping driveway with ample off-road parking leads to the garage and the house is flanked by breathtaking rural views of the Black Mountains and across to the Loughor Estuary, enhancing the serene atmosphere of this exceptional property.

Situated in the desirable area of Pontarddlais, where peaceful rural living meets convenience, with excellent access to local amenities. The village is just a short distance away, providing a range of shops, schools and services to meet everyday needs. For those who need to commute, the M4 is easily accessible, ensuring swift connections to Swansea, Llanelli, Carmarthen, Cardiff and beyond. Whether you're seeking the tranquility of countryside living or the convenience of urban proximity, this location offers the best of both worlds.

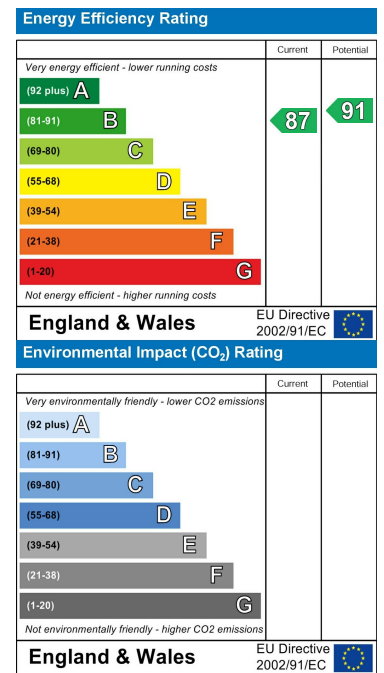
# Floor Plan



# Area Map



# Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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