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4 Clyne Cwm Gwyn
Killay | Swansea | SA2 7AQ

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The spectacular Gower Peninsula is truly a place like no other. From its stunning coastline, salt marshes and undulating sand dunes to the large expanse of secluded valleys and patchwork of farmland, its no wonder thousands of people flock to the area each year to experience its outstanding beauty. Number Four Clyne Cwm Gwyn is an extremely handsome property that sits beautifully within the dramatic surroundings of the Gower, on the outskirts of the village of Killay. "The house is a joy," says Susan, "it's very impressive, very large, but at the same time an incredibly warm and comfortable family home. When we happened upon it almost ten years ago, it was love at first sight. Our dream home in a dream location."

This striking house, built over four floors, sits majestically at the top of a hill, affording it outstanding views of the Clyne Valley and beyond. On entering the house one is immediately struck by its grandeur. The entrance hall is wonderfully spacious and bright, and this is accentuated by a pale porcelain-tiled floor and sweeping oak staircase that leads up to a stunning galleried landing. The theme of light and space is one that runs throughout the property. "Each of the rooms is a wonderful size," says Susan, "both the kitchen and the living room run the entire length of the house. In the kitchen I have a table that seats ten, it's a really fabulous space for entertaining. I spend an awful lot of time in the kitchen, but when I want to kick off my shoes at the end of the day I retreat to the living room. Again, it's a big room but at the same time feels very cosy. I love to curl up on the sofa and watch the TV or immerse myself in a good book. In the summer months I tend to open up the patio doors and sit on the balcony that overlooks the garden, with spectacular views beyond. It's simply idyllic."

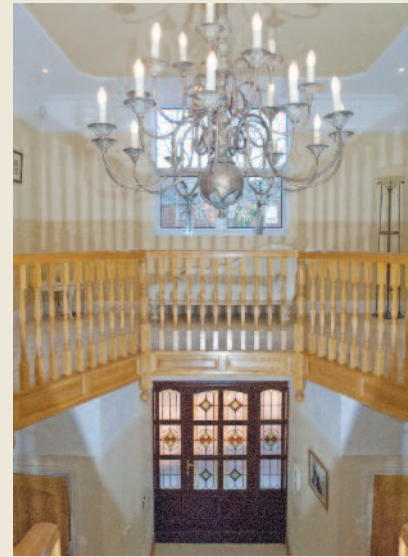
The garden of this property has been beautifully landscaped and consists of different areas on different levels. "The garden is heavenly," says Susan, "and has been designed with family life in mind. There is a patio for BBQs or just sitting out on a summer's day soaking up the vista, a decked area on which we have installed a hot tub, and a large lawn perfect for children to run and play to their hearts content. Just beyond the garden boundary is a cycle track that leads all the way to The Mumbles. It makes for a splendid walk on a warm summers day."

*"The house is in the most superb location," says Susan, "the views across the valley are spectacular and one never tires of gazing out at the sheer beauty of ones surroundings. Killay is a really fabulous place to live; it has such a wonderful community. During my ten years here I feel like I have got to know everyone. It's rare for someone to pass by without saying "hello" and that really makes a difference. The shops and amenities are second to none; everything one could possibly want is right on the doorstep, and with the main Gower road so close by, one is able to be in Swansea or The Mumbles or even the beach in just a few minutes. It really has been the most perfect home in the most perfect location."**

Susan

*These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





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Located in a quiet cul-de-sac of luxury executive homes and situated to enjoy impressive views of the Clyne Valley woodland with the picturesque Mumbles Head beyond. The balcony running the width of the property with access from the dining room and lounge is the perfect place to sit and enjoy the views, with easy access onto the garden with various decked areas, sun terraces, rockery and water features. The house is set over four floors, is beautifully presented and briefly comprises: To the lower ground floor is a great entertaining space or the perfect area for teenagers, with spacious lounge, two sets of double glazed French doors onto the sun terrace, remote controlled gas fire with feature glass block wall into the hallway. A games room with double doors to study, well equipped utility and W.C. also occupy this floor. To the ground floor the property has the pleasure of spacious entrance hall with feature split staircase to first floor and staircase to lower ground floor. With double doors to the lounge, doors to storage cupboard, W.C. and kitchen.

The kitchen/breakfast room benefits from a large double glazed window to the front with beautiful garden and countryside views, with additional windows to the side and rear flooding the room with plenty of natural light. Fitted with a range of wall and base units, display shelves and baskets. The central Island is a nice feature with cupboards underneath, granite work surfaces and feature lighting over. Rangemaster cooker set in alcove with extractor and lighting over. Integral dishwasher and ceramic Belfast sink. Tiled floor continued from hallway with under-floor heating to the ground and lower ground floors. Archway to breakfast area with plenty of space for a large table. The dining room has the pleasure of French doors leading onto the balcony and benefits from spectacular country views with Mumbles Head in the distance. With ornate frieze, cornice and ceiling roses. The lounge is spacious and also has French doors with glass side panels leading onto the balcony.

The opulent granite fireplace with open hearth adds to the luxurious feel present throughout the home, with ornate panelled ceiling and double glazed windows to the front and side. With W.C., storage cupboard and stairs to the lower ground and first floor. The first floor benefits from spacious galleried landing with doors to four of the five bedrooms. With en-suite and Jack & Jill bathroom. Stairs to the fourth floor. The top floor is dedicated to the master suite, and benefits from plenty of fitted wardrobes, inset fridge, speakers to ceiling and Velux windows with balcony system, offering fantastic views of the Clyne Valley. The en-suite benefits from oval jet shower and steam cubicle. The property is accessed via remote controlled gate with block paved driveway and leads to the double garage with loft room, currently used as a gym area. The spaciousness of the property combined with the opulence and picturesque views make this property truly spectacular.

ENTRANCE

Entered via wooden door with stained glass window and side panels into the spacious hallway with galleried staircase providing an excellent first impression. The tiled floor benefits from under-floor heating which is enjoyed throughout the ground and lower ground floors. With double doors to the lounge and door to storage cupboard, W.C. and kitchen. Staircase to the lower ground floor.

KITCHEN/BREAKFAST ROOM

The kitchen/breakfast room benefits from a large double glazed window to the front with beautiful garden and countryside views, with additional windows to the side and rear flooding the room with plenty of natural light. Fitted with a range of wall and base units with display shelves and baskets. The central Island is a nice feature with cupboards underneath, granite work surfaces over, and feature lighting over. Rangemaster cooker set in alcove with extractor and lighting over.



Integral dishwasher and ceramic Belfast sink. Tiled floor continued from hallway with under-floor heating and external door to side and internal doors to hallway and dining room. Archway to breakfast area with plenty of space for a large table.

DINING ROOM

The dining room has the pleasure of French doors leading onto the balcony and benefits from spectacular country views with Mumbles Head in the distance. Ornate frieze, cornice and ceiling roses. Double doors to the lounge.

LOUNGE

The lounge is spacious and also has French doors with glass side panels leading onto the balcony. The opulent granite fireplace with open hearth adds to the luxurious feel present throughout the home, with ornate panelled ceiling and double glazed windows to the front and side. Double doors to hallway and dining room.

W.C.

Double glazed window to front, toilet with cistern overhead, wall mounted wash hand basin and fully tiled.

LOWER GROUND FLOOR

KITCHEN/UTILITY

Wall and base units, plumbed for automatic washing machine and tumble dryer; resin sink unit, space for fridge and extractor fan. Tiled floor.

HALLWAY

With double doors to lounge and games room. Feature glass block wall into lounge and covered radiator.

LOUNGE

A spacious, light and airy lounge with two sets of double glazed French doors onto the sun terrace, providing giving easy access to the garden. Three covered radiators, wood flooring, wall mounted pebble effect, remote controlled gas fire with feature glass block wall into the hallway.

GAMES ROOM

Double glazed window to the rear; two covered radiators and double doors to study.

FIRST FLOOR GALLERIED LANDING

The first floor benefits from spacious galleried landing with doors to four of the five bedrooms. With en-suite and Jack & Jill bathroom. Stairs to the master suite. Double glazed window to the front, ornate coving and frieze.

BEDROOM

Three double glazed windows to rear with lovely country and garden views. Fitted wardrobes and drawer units. Ornate coving and door to en-suite.

EN-SUITE

Double glazed window to the side. Fully tiled with wall mounted W.C., bidet, P-shaped shower cubicle, heated towel radiator; wall mounted moulded ceramic double sink wash hand basins and large airing cupboard.

BEDROOM

Three double glazed windows to rear with country views, fitted windows and drawer units, ornate coving and door to en-suite.

EN-SUITE

Jack and Jill bathroom servicing two bedrooms and briefly comprising: Jacuzzi bath, wall mounted wash hand basin, fully tiled, double glazed window to side, low level W.C., bidet with chrome towel radiator and door to bedroom.

BEDROOM

Two double glazed windows to front, fitted wardrobes and ornate coving.

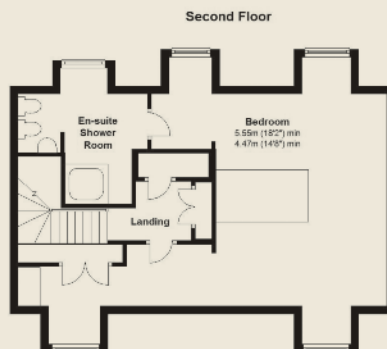
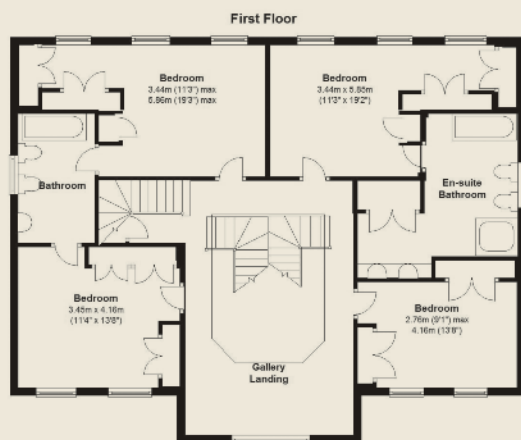
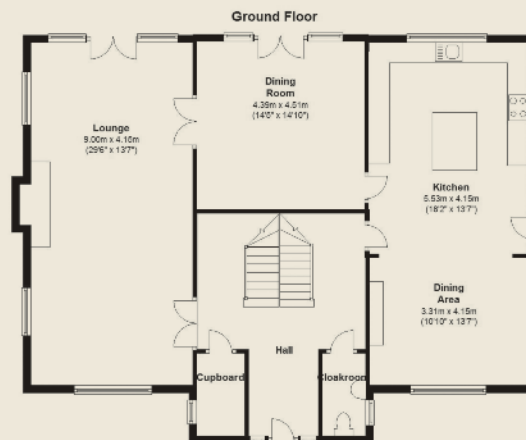
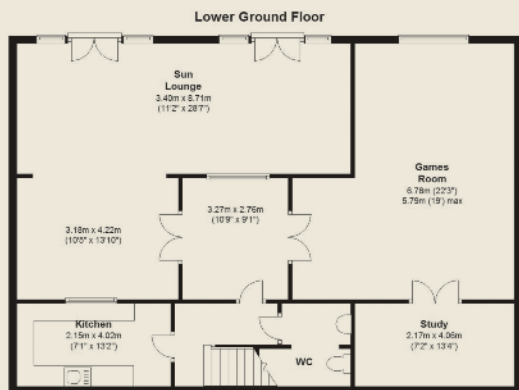
BEDROOM

Two double glazed windows to front, fitted wardrobes and ornate frieze.









Total area: approx. 405.6 sq. metres (4365.8 sq. feet)

Energy Performance Certificate



4, Clyn Cwm Gwyn, Killay, SWANSEA, SA2 7AQ

Dwelling type: Detached house

Date of assessment: 20 March 2013

Date of certificate: 20 March 2013

Reference number: 0300-2660-7771-9327-6685

Type of assessment: RdSAP, existing dwelling

Total floor area: 417 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

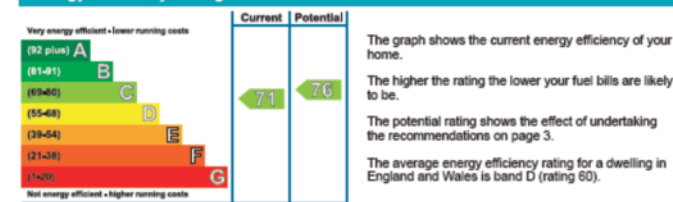
Estimated energy costs of dwelling for 3 years:	£ 6,390
Over 3 years you could save	£ 645

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 684 over 3 years	£ 357 over 3 years	 You could save £ 645 over 3 years
Heating	£ 5,307 over 3 years	£ 5,028 over 3 years	
Hot Water	£ 399 over 3 years	£ 360 over 3 years	
Totals	£ 6,390	£ 5,745	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£155	£ 258	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 291	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 714	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

FORTH FLOOR LANDING

The top floor is dedicated to the master suite. The landing benefits from fitted wardrobes and Velux window with door to master suite.

MASTER BEDROOM

A spacious room, light and airy due to the two double glazed windows to the front and two Velux window to the rear; with Cabrio Balcony System, from here the views across the Clyne Valley and towards Mumbles Head are spectacular. With inset fridge, three radiators, spot lights and speakers to the ceiling. Fitted wardrobes with drawer unit. Door to en-suite.

EN-SUITE

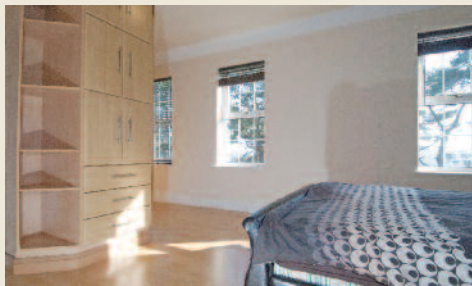
Albatros oval jet shower and steam cubicle, tiled floor; pedestal wash hand basin, low level W.C. Heated towel rail. Under eaves storage and Velux window to rear.

EXTERNALLY

The property is accessed via wrought iron electric gates set in attractive wrought iron fencing with stone pillars. The driveway offers ample parking and leads to double detached garage with room above currently used as a gym area. Side access to both sides, with rockery and water feature to one side, terraced flower beds to the other leading to the rear garden.

To the rear the garden seems to open out into the countryside with woodland views as far as the eye can see. The garden is split into sections with decked areas, hot tub, balcony and sun terrace all situated to enjoy the views. With lawned area, fenced border and an array of mature trees and shrubs. With easy access from the balcony and sun terrace into the house providing an easy connection between the home and the garden.









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