



Glynhir
337 Gower Road | Killay | Swansea | SA2 7AE

FINE & COUNTRY

A beautiful and elegant Edwardian home with a host of original features throughout. This spectacular grade II listed property boasts substantial living spaces, large well-manicured gardens and breath-taking views of Clyne valley and Mumbles head to name a few.

An exceptional family home which oozes character and charm and has endless stories to tell. It was built in 1911 for an industrialist, John Cleland Napier who came to Swansea from Greenock in Scotland, by an English architect called Gilbert H Jenkins. The second fortunate owner was Gerald Michael, managing director of Glynhir tinplate works in Pontarddulais, it was during this era that this wonderful home which was originally named Grianraig became Glynhir. It was later passed on to Roger Bellingham, a Swansea solicitor and then to the current owners who have loved and cherished this spectacular home for the last 52 years.

Perfectly positioned just a short walk from the village of Killay benefiting from an array of convenient shops, boutiques, salons, and restaurants. The property is within easy reach of the city centre and the Gower Peninsula which is the first ever designated area of natural outstanding beauty, with beautiful beaches, interesting coves to explore and breath-taking coastal walks.

Let us explore the magnificent home in more detail...

You approach this impressive property via electric gates and onto the generous in size chipped stone driveway, it sweeps down to the front of the home and has ample parking for an array of cars. The fascinating facade with its sash windows with painted shutters and swept roofs suggest a French influence.

You will be enticed to the grand central entrance way with charming feature surround and solid oak double front door leading you into the entrance.

Entrance

You are welcomed into Glynhir via a beautiful, bright, and airy space which is beautifully laid with the original black and white tiles. To the left you have a very useful wine store with fitted wine racking and ample room for extra storage. From here you are drawn into the hallway via double doors.

Hallway

This extraordinary entrance has an instant wow factor thanks to the gorgeous high ceilings, feature coving and radiator cover. From here you have access to all the main living spaces and a grand stairway to the first floor.

Cloak/Coat/Boot Room

Sitting just off the hallway you have a very useful coat/boot room offering ample hanging and storage space. Separate to this you have a handy cloakroom housing a W/C, wash basin, and a sash window to the front.

Original Billiard Room/Drawing Room

What a spectacular space! An abundance of natural light beams into this room via the two sash windows to the front and large window overlooking the beautiful garden. This room is both enormous and impressive in equal measure. It is beautifully laid with wooden flooring, has charming high ceilings with feature beams and a fantastic George II carved pine fireplace. This substantial room would be a perfect entertainment space, there is ample room for both a lounge area and dining set.

Dining Room

Situated to the rear of this wonderful home you have a generous in size dining room fantastically laid with mahogany parquet flooring. Light floods into this space through the large windows and glass patio door overlooking the well-manicured grounds that Glynhir has to offer. The dining room also has the pleasure of incredibly high ceilings with feature coving, feature fireplace, with marble hearth, plastered panelled walls, and ample room to house a large dining set perfect for wineing and dining with friends/family.

Sitting Room

Another tremendously bright and airy space with light beaming in through the two windows overlooking the impressive garden. This space also benefits from beautiful high ceilings with feature coving, gorgeous gas fireplace with marble surround and hearth, fitted unit with book shelving and room for a TV. From here you also have access out to the side of the home.



Kitchen/Breakfast Room

Through a fantastic original doorway, you enter the generous in size kitchen/breakfast room which has two large windows to the front of the home allowing lots of light and is wonderfully laid with easy to clean tiled flooring. Offering an array of wall and base units with integrated single stainless-steel sunken sink, GEC cooker with two ovens, grill, storage, 4-ring electric hob, and copper elevated extractor fan, room for two under the counter appliances, and free standing American style fridge/freezer. Here you also have ample room to house a large breakfast table for up to six seats and a doorway to a generous walk-in pantry with an array of fitted shelving and storage cupboards.

Hall

Leading off the kitchen/breakfast room you have a tiled hallway guiding you to an additional WC and useful utility room. Here you also have a storage cupboard, boiler room, and hanging rail perfect for hiding those outdoorsy coats and shoes.

WC

This useful WC is fully furnished with a WC, wash basin, and a heated towel rail.

Utility

Situated to the front of the home you have a very useful utility room housing a Belfast sink, room for three free standing appliances, extra storage, and access out to the side of the home.





Let us now journey back to the entrance/hallway and ascend the grand, wide stairway to the first floor and see what this magnificent home has to offer: Light pours down the stairway from the two sash windows to the front enticing you to want to explore further.

Gallery Landing

You arrive at the gallery landing and you will immediately be struck by the grand high ceilings with feature coving. From here you have access to all the bedrooms, study, family bathroom and a built-in storage cupboard with fitted shelving and hanging rail.

Master Suite

Firstly, let us explore the master suite. A spectacular, lavish space with fantastic views overlooking the Clyne Valley and Mumbles Head. Natural light floods into this space through the two sash windows to the rear and another to the side. This superb in size master bedroom has ample room to house a seating area perfect for unwinding.

The dressing area houses an array of fitted wardrobes with shelving and hanging rails allowing lots of storage, wash basin with storage underneath, and a heated towel rail.

The master en-suite is fully furnished with a WC, wash basin, fitted bath, walk-in shower, heated towel rail, and feature arch mirror.

Bedroom Two with En-Suite

A fantastic in size double bedroom with outstanding views through the two windows of Clyne Valley, Mumbles head, and the beautiful gardens. This spacious bedroom also has the pleasure of wonderfully high ceilings with feature coving, built-in double wardrobe with fitted hanging rails and shelving and a jack n jill en-suite, with an additional access from the landing. The en-suite houses a WC, wash basin, fitted bath, heated towel rail, and two windows to the side of the home.

Bedroom Three

Situated to the rear of the home with exceptional views through the two windows allowing lots of natural light. This space also enjoys beautiful high ceilings with feature coving and large built-in wardrobes with fitted hanging rails and shelving.

Family Bathroom

Ascend four steps into the family bathroom which services bedrooms 3-5. Fully furnished with a WC, wash basin, fitted bath, heated towel rail, and a large built-in storage cupboard with fitted shelving.

Bedroom Four

Another generous in size double bedroom with beautifully high ceilings with feature coving and two sash windows to the front of the home allowing an abundance of natural light.

Bedroom Five/Study

A lovely in size single bedroom which is currently being used as a very useful study. This space enjoys charming high ceilings, and a sash window to the front allowing the room to be superbly bright.

Laundry Room

Situated to the front of the home with a sash window to the front you have a very useful laundry room. This room is wonderfully fitted with an array of floor to ceiling storage cupboards.





Step Outside...

Externally, what an exceptional private place! The striking grounds of Glynhir has so much to offer; from level lawns, large patio areas perfect for socialising with family and friends to an array of mature trees, plants and shrubs, a wonderful haven for wildlife. Pathways meander around the superb grounds with secret passageways enticing you to explore further. Multiple seating areas could be peppered around the grounds to relax and enjoying the beautiful sounds of nature. A pathway leads you around the entire home allowing easy access to the rear from the front. Externally you also have a garden shed allowing extra storage space.

Detached double garage and Stables Cart-Shed

Detached from the magnificent family home you have the former stable and cart-shed which is where two horses and two carts were originally kept. The stalls are divided by a fantastic wooden partition which is surrounded by beautiful iron rails and a large iron post. Here you also have a single storey hay loft and a cart-shed which originally housed the two carts and is now a desirable double garage with a large roller door, electric, loft storage, and ample room to house two cars and all those messy garden tools.

Wine Store and Wood Store

Externally you also have a large wine store with an array of built-in wine racking and separate to this a wood store cupboard providing extra storage.



Local Area

The area enjoys a fairly central location and is mostly equidistant to the city centre, the village of Mumbles and the Gower. The village itself benefits from an array of convenient shops, boutiques, salons and restaurants. With Singleton Park just a short distance away, offering one of the cities' largest parks with the pleasure of botanical gardens, boating lake and acres of park land. The park plays host to many cultural events including Proms in the Park. It is in close proximity to the hospital and university and within easy reach of the city centre and the Gower Peninsula which is the first ever designated area of natural outstanding beauty, with beautiful beaches, interesting coves to explore and breath-taking coastal walks.

Alongside our award-winning beaches, scenic coastal paths and marina, we are blessed with great sporting facilities. With championship golf courses, Olympic sized swimming pool and a full array of water sport activities to enjoy. Culturally, Swansea benefits from museums, galleries, theatres, historic castles and also houses a unique centre which celebrates the entire works of Dylan Thomas.

Swansea offers a direct line to London and Cardiff International Airport is approximately a 45-minute drive.

Additional Property Information

EPC Exempt
Grade II Listed
Freehold
No Chain
Gas/Electric
Mains Drainage



EPC Exempt

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2020 Fine & Country Ltd. Printed 30.10.2020



THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation



Fine & Country
Tel: +44 (0)1792 367301
swansea@fineandcountry.com
77 Newton Road, Mumbles SA3 4BN

