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EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



30 Pontardulais Road
 Penllergaer, Swansea, SA4 9AY
 Offers In The Region Of £425,000



GENERAL INFORMATION

A spacious, five bedroom detached property with extensive gardens, located in the popular village of Penllergaer and ideally positioned for the M4, local schools and amenities; provides a rare opportunity to acquire an impressive home. This previously extended property offers versatile living accommodation which would suit a large or extended family or those requiring ground floor living or office space. As you approach the property, driveway parking for several vehicles, within a walled boundary is provided along with side access to the rear garden. A porch with decorative glass windows and additional door into the hallway then invites you into this sizeable home. The ground floor accommodation comprises a large lounge with bay window views to the front and rear of the property. An open plan kitchen/diner/day room with pantry and French doors to garden patio is also accessed from the hallway and seamless flows into a smartly presented Orangery with additional access to the large mature rear garden with plentiful shrubs, hedge and fruit trees. An additional reception room, once an integral garage, is located adjacent to a utility room, shower room and cloakroom and offers an ideal space to use as an office, downstairs bedroom or games room to complete the ground floor. From the hallway a staircase leads to an airy landing. Five bedrooms and a family bathroom lead off from the landing and includes bedroom three with decorative glass window onto the landing and ensuite cloakroom. Viewing is essential to fully appreciate all that this property and the local area has to offer. EPC - D

FULL DESCRIPTION

Entrance

Enter via door with double glazed side panels into porch with decorative glass window. Tiled floor and glazed door to:

Hallway

Carpeted dog leg staircase to first floor. Feature covered radiator. Wood effect flooring. Door to Kitchen/Diner/Day room and two doors into:

Lounge

13'4" max x 25'3" (4.07m max x 7.72m)

UPVC double glazed bay windows to front and rear. Archway dividing room. Two radiators. Fitted carpet. Gas feature fireplace.

Kitchen/Diner/Day Room

22'0" max x 30'8" max (6.71m max x 9.35m max)

Fitted with an arrangement of matching wall and base units with complementary work surface over with inset stainless steel sink, mixer tap, and tiled splashback. Integrated "Kenwood" dishwasher, integrated eye level "Hoover" electric double oven and grill. Freestanding Delonghi gas range style cooker with 6 gas ring hob, stainless steel up board and extractor hood over. Space for free standing fridge/freezer. Wood effect flooring. Two radiators. Doors into Pantry, Sitting room/Games room and Inner Hallway. UPVC double glazed window to rear with view into Orangery. UPVC double glazed French doors leading to patio area. UPVC double glazed sliding doors leading to:

Orangery

21'5" x 13'5" (6.55m x 4.11m)

UPVC double glazed French doors to rear garden. UPVC double glazed vaulted roof. Stone effect tiled flooring with underfloor heating. Feature fireplace surround and hearth.



Sitting Room/Games Room

15'6" x 9'9" (4.73m x 2.98m)

UPVC double glazed window to front. Radiator. Fitted carpet. Formally used as an integral garage.

Inner Hallway

UPVC double glazed obscure glass door to side. Tiled flooring. Doors to Utility room and Shower room.

Utility Room

Wall mounted "Worcester" combination boiler. Space and plumbing for washing machine and space for tumble drier. Tiled flooring.

Shower Room

UPVC double glazed obscure glass window to side. Tiled shower enclosure with glass door. Partially tiled walls. Towel radiator. Tiled flooring. Door to:

Cloakroom

UPVC double glazed obscure glass window to side. W.C with dual flush. Full pedestal wash hand basin. Fully tiled walls. Tiled floor.

First Floor

Landing

Feature covered radiator. Decorative glazed window into Bedroom 3. Doors leading to five bedrooms and Family Bathroom.

Bedroom 1

15'5" (into bay) x 11'11" (4.70m (into bay) x 3.65m)

UPVC double glazed bay window to rear. Fitted wardrobes. Radiator. Fitted carpet. Loft access.

Bedroom 2

16'2" (into bay) x 11'11" (4.93m (into bay) x 3.65m)

UPVC double glazed bay window to front. Radiator. Fitted carpet.

Bedroom 3

14'9" max x 10'0" (4.51m max x 3.05m)

UPVC double glazed window to front. Decorative glazed window into landing. Fitted wardrobe. Radiator. Fitted carpet. Door to:

Ensuite Toilet

W.C with dual flush. Full pedestal wash hand basin. Fitted carpet.

Bedroom 4

10'5" x 7'5" (3.19m x 2.28m)

UPVC double glazed window to rear. Radiator. Fitted carpet.

Bedroom 5

9'4" x 7'2" (2.86m x 2.20m)

UPVC double glazed window to front. Radiator. Fitted carpet.

Family Bathroom

UPVC double glazed obscure glass window to rear. Shower enclosure with glass door. Corner bath with mixer tap and bath panel. W.C with dual flush. Wash hand basin with mixer tap over vanity unit. Fully tiled walls. Vinyl flooring. Door to storage cupboard.

External

Front

Boundary wall, mature shrubs and driveway parking for several vehicles. Side access to rear garden.

Rear

Extensive, enclosed mature rear garden with large paved patio area, apple trees, hedging and lawns.

