

John. Francis

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NEW
INSTRUCTION



Glynteg House, Gelligron Road, Pontardawe, Swansea SA8 4LU

Asking price £595,000

Victorian Mansion House
Seven Bedrooms

Heated Swimming Pool

Dressing Room & En-Suite To Master Bedroom

Large Games Room

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IB/WJ/43421/280715

DESCRIPTION

*****VICTORIAN MANSION SET
IN SURROUNDING
GARDENS*****

This period mansion is on the market giving an opportunity for a potential buyer to really enjoy executive living.

Accommodation is extensive to include seven double bedrooms, three of which have en-suites and the master includes a dressing room. Also to the first floor is a beautiful gallery landing with exposed, tasteful wood panelling and two modern shower rooms.

There is a wide variety of rooms to the ground floor, including an open plan style entrance hall with open fireplace, two spacious living rooms, modern kitchen/breakfast. Off the hallway there are further rooms that could be utilised as a study, TV room and downstairs cloaks, as well as a large room currently utilised as a games room with open fireplace and numerous sash windows making it wonderfully light and airy.

Externally the gardens and ground surround the property including large detached garage, ample off road parking, elevated decking area offering splendid forest views, large lawn area with decked surrounded swimming pool, with an additional tiered wildflower garden, the grounds as well as the property truly are picturesque.

Set on the outskirts of Pontardawe, daily amenities are close by to include, pub/restaurants, schools, supermarkets and retail park. With the M4 corridor close by for ease of commuting, the property is set in a convenient location.

Viewing highly recommended to appreciate the size and quality of the property!!!

HALL

Entered via double glazed stained glass door to front elevation, decorative coving, picture rail, wood panelling to walls, tiled floor, stairs to first floor, doorway and steps down to cellar, opening to;

RECEPTION HALLWAY

13'5 x 12'6 (4.09m x 3.81m)

Double glazed sash window to front elevation, double panelled radiator, decorative coving, picture rail, tiled open fireplace with wooden mantle, wood panelling to walls.

LOUNGE

24'6 x 15'9 (7.47m x 4.80m)

Double glazed French doors with side double glazed windows to front elevation, double glazed French doors to side elevation, 2 double panelled radiators, decorative coving, picture rail, wrought iron feature fireplace with tiled hearth and grate with wooden mantle, wood flooring.

KITCHEN/BREAKFAST ROOM

24'9 x 19'8 max (7.54m x 5.99m max)

Fitted with a range of wall and base units with worktop over and incorporating double sink, double cooker space with extractor over, downlighters, integrated dishwasher, centre island for storage, integrated fridge and freezer, larder units, tiled splashback, breakfast bar peninsula with display cabinets, coving, laminate flooring, freestanding Aga, double panelled radiator, double glazed sash window to rear and side elevations, double glazed wooden door to rear elevation.

SITTING ROOM

22'4 into bay x 16'1 (6.81m into bay x 4.90m)

Double glazed French doors with double glazed side windows to front elevation, 2 double panelled radiators, decorative coving, decorative feature fireplace with wooden mantle and granite grate, laminate flooring, doors to;

CLOAKROOM

6'6 x 5'5 (1.98m x 1.65m)

Double glazed frosted sash window to rear elevation, double panelled radiator, low level WC, pedestal wash hand basin, coved ceiling.

STUDY

13'9 x 9'6 (4.19m x 2.90m)

Two double glazed sash windows to rear elevation, double panelled radiator, coved ceiling, laminate flooring.

SECOND HALLWAY

18'4 max x 13'8 (5.59m max x 4.17m)

Double glazed doors to front elevation, 2 double panelled radiators, coved ceiling, stairs to first floor, understairs storage cupboard, laminate flooring, doors to;

TV ROOM

13'7 x 11'8 (4.14m x 3.56m)

Double glazed sash window to rear elevation, double panelled radiator, coved ceiling, laminate flooring.

GAMES ROOM

35'10 max x 24' max (10.92m max x 7.32m max)

Double glazed door to rear elevation, double glazed windows to rear elevation, double glazed sash window to side elevation, double glazed door to side elevation, 3 double glazed sash windows to front elevation, 5 double panelled radiators, decorative coving, wood flooring, brick feature open fireplace with wooden mantle and display cabinets.

SECOND LANDING

14'8 x 6' (4.47m x 1.83m)

Double glazed sash window to front elevation, coved ceiling, doors to;

MASTER BEDROOM ONE

26' max x 23'10 max (7.92m max x 7.26m max)

Three double glazed sash windows to front elevation with window seats, double glazed sash window to side elevation, 2 double panelled radiators, decorative coving, access to storage loft, storage cupboard, door to;

MASTER EN-SUITE

BATHROOM

19'10 x 9'2 (6.05m x 2.79m)

Double glazed frosted sash window to side and rear elevations, suite comprising of tiled enclosed bath with shower over, his and hers wash hand basins, double shower cubicle with mains shower and jet system, low level WC, laminate flooring, single panel radiators with attached heated towel rail, double panelled radiator, downlighters, coved ceiling.

MASTER DRESSING AREA

14'7 x 7'2 (4.45m x 2.18m)

Double glazed sash window to front elevation, double panelled radiator, coved ceiling.

BEDROOM FIVE

15'11 x 14'8 (4.85m x 4.47m)
Double glazed sash window to front elevation, double panelled radiator, coved ceiling, access to storage loft.

INNER LANDING

Four skylights, 3 accesses to eaves storage, doors to;

BEDROOM SEVEN

13'10 x 12' (4.22m x 3.66m)
Double glazed sash window to rear elevation, double panelled radiator, coved ceiling.

SHOWER ROOM ONE

7'9 x 5'6 (2.36m x 1.68m)
Double glazed frosted sash window to rear elevation, heated towel rail, shower cubicle with mains shower over, pedestal wash hand basin, low level WC, downlighters, coved ceiling, tiled walls and flooring.

SHOWER ROOM TWO

7'8 x 5'7 (2.34m x 1.70m)
Double glazed frosted window to rear elevation, heated towel rail, shower cubicle with mains shower, pedestal wash hand basin, low level WC, downlighters, coved ceiling, tiled walls and flooring.

BEDROOM FOUR

16'8 x 12'10 (5.08m x 3.91m)
Double glazed sash window to side elevation, double panelled radiator, coved ceiling.

BEDROOM SIX

14'11 x 12'2 (4.55m x 3.71m)
Double glazed sash window to front elevation, double panelled radiator, coved ceiling.

GALLERY LANDING

14'11 x 10'9 (4.55m x 3.28m)
Double glazed sash window to front elevation, double panelled radiator, wood panelling to ceiling and walls, doors to;

BEDROOM TWO

17' x 15'8 (5.18m x 4.78m)

Double glazed sash window to front and side elevations, double panelled radiator, coved ceiling, door to;

EN-SUITE BATHROOM TWO

15'8 x 6'9 (4.78m x 2.06m)
Double glazed frosted sash window to side elevation, double panelled radiator, Victorian rolltop bath with claw feet, shower cubicle with mains shower, low level WC, pedestal wash hand basin, part tiled walls, tiled flooring, coved ceiling, access to storage loft.

BEDROOM THREE

17'1 max x 10'5 max (5.21m max x 3.18m max)
Double glazed sash window to rear elevation, skylight, eaves storage, coved ceiling, built-in storage cupboard, double panelled radiator, door to;

EN-SUITE SHOWER ROOM THREE

10'11 x 6'10 max (3.33m x 2.08m max)
Double glazed frosted sash window to rear elevation, heated towel rail, shower cubicle with mains shower, low level WC, pedestal wash hand basin, tiled walls and floor, access to storage loft.

DETACHED DOUBLE GARAGE

26'4 x 19'11 (8.03m x 6.07m)
Two double doors to front, electricity connected, double glazed window to side, door to rear.

EXTERNALLY

Gated shingle driveway with raised border of mature shrubs and plants, further gated driveway access to the garage with side gates to hardstanding. Steps to veranda balcony giving access to front and side. Lawn area to the front with raised

flower bed border, steps to elevated decking area with flower beds and open forest views to front. Lawn to side bordered by mature trees and shrubs. Outdoor **SWIMMING POOL** with surrounding decking area. **SHED** housing boiler for swimming pool. Terraced stone wall wild flower garden with patio and lawn areas to the rear. **OUTROOMS** housing 2 central heating boilers and water storage tanks with plumbing for washing machine. Outside WC.

SERVICES

We are advised that mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 864900 or e-mail pontardawe@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

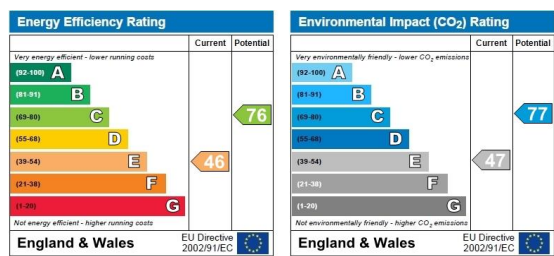
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Pontardawe office turn right at the traffic lights and continue up James Street. After turning a left hand bend approx 1/4 mile up the hill the property is situated on the left hand side as identified by our John Francis For Sale Board.

Glynteg House, Gelligron Road, Pontardawe, Swansea



**John.
Francis**