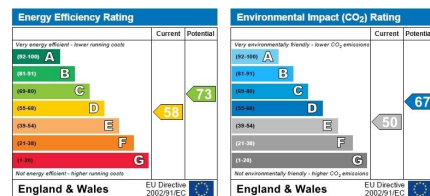




Bronhaul, 45 Sketty Park Road, Sketty SA2 9AS

Offers in the region of £1,350,000

**Stunning Detached Residence
Set In Beautifully Landscaped Gardens
Pool House with Indoor Heated
Swimming Pool and Jacuzzi
Six Bedrooms All En-Suite
Energy Performance Certificate D58**



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DESCRIPTION

Located in a prime position in the much sought after area of Sketty, a stunning detached residence set in beautifully landscaped gardens and having the luxury of a heated indoor swimming pool and jacuzzi. Situated within walking distance of the centre of Sketty, the property offers a good degree of privacy and is approached via a private gated driveway with a double garage adjacent to the main residence, a further triple garage and off road parking for numerous vehicles. The property has been modernised by the current owners to an incredibly high standard and offers versatile and extremely spacious accommodation including six bedrooms all of which have en-suite bathrooms or shower rooms, a master suite with dressing room, en-suite bathroom and sun room plus four reception rooms as well as a boot room and utility room. The property is further complemented by a first floor balcony with views over Swansea Bay and Mumbles Head.

Viewing is strictly by appointment with John Francis, Sketty office and is essential to fully appreciate this breathtaking property. EER D58.

RECEPTION HALLWAY

15' x 13'7 (4.57m x 4.14m)

A beautifully spacious formal reception hallway with a feature fireplace with stone surround and hearth, and inset fire. The hallway has a beamed ceiling, wood detailing to the walls, a wooden plate rail and ceramic tiled floor. There is a solid wood staircase leading to the first floor.

LOUNGE

19'2 x 14'3 (5.84m x 4.34m)

The main feature of this room must be the impressive fireplace with stone surround and mantle, and flagstone hearth with inset gas fire. There is a double glazed window to the front overlooking the gardens, feature wood detailing to the ceiling and a wooden plate rail. Double doors lead to the hexagonal shaped sun room and a carved wood arch leads to the formal dining room.

DINING ROOM

17' x 15'5 (5.18m x 4.70m)

There is a large double glazed square bay window to the rear, feature wood detailing to the ceiling and a wooden plate rail. Double doors lead to the side porch which opens onto the patio seating area adjacent to the pool room, there is also a door giving access to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Kitchen 16'7 x 10'1 Breakfast Area 10'1 x 8'3 (Kitchen 5.05m x 3.07m Breakfast Area 3.07m x 2.51m)

A bright and sunny room which is L-shaped and fitted with a range of contemporary wall and base units in a matt grey finish with co-ordinating granite work surfaces. The kitchen appliances are all Neff and include a four ring induction hob and twin eye level ovens; one of which is a microwave combination oven and the second being a full oven. Integrated dishwasher, full height integrated fridge, separate integrated freezer and Quooker boiling water tap. Wine cooler. In addition there is a breakfast bar island with granite work surface and integrated wine rack. The ceiling is beamed and has spotlight lighting and the floor is tiled. Large double glazed window to the rear and door leading to the dining room.

UTILITY ROOM

10'8 x 10'6 (3.25m x 3.20m)

A spacious and ever useful utility room with matching wall and base units to that of the main kitchen, again there are granite work surfaces. Plumbing for automatic washing machine and tumble dryer. Ceramic tiled floor, ceiling coving and double glazed window to the side. External door leading to the rear porch which gives access to the garden.

CLOAKROOM

Two piece suite comprising wash hand basin and w.c. Beamed ceiling, fully tiled floor, half tiled walls and ceiling coving. Feature 'triangular' window sill and double glazed window to the side.

BOOT ROOM

5'5 x 5'4 (1.65m x 1.63m)

Ceramic tiled floor and double glazed window to the side.

SITTING ROOM

16'7 x 12'7 (5.05m x 3.84m)

Another bright and spacious room. This room has a brick fireplace with natural wooden mantle and a flagstone hearth housing a gas fire. The ceiling is beamed, there is a wooden plate rail and double glazed square bay window to the front.

FIRST FLOOR LANDING

Large gallery landing with beamed ceiling and plate rail.

MASTER SUITE

The master suite comprises the main bedroom, a dressing room, en suite bathroom and sun room.

MASTER BEDROOM

19'1 x 14'4 (5.82m x 4.37m)

Double glazed window to front with views over Swansea Bay towards Mumbles Head. Feature wall with beamed detailing, picture rail and ceiling coving. Door leading to dressing room.

DRESSING ROOM

16'8 x 7'9 (5.08m x 2.36m)

There are fitted wardrobes to two walls, ceiling spotlights and coving. Double glazed square bay window to the side with partial sea views. Door leading to the en-suite.

EN-SUITE BATHROOM

Contemporary five piece suite in white comprising bath, shower cubicle, wash hand basin, bidet and w.c. Wall mounted heated towel rail, half tiled walls and ceramic tiled floor. Double glazed window to rear.

SUN ROOM

Accesses from the main bedroom this hexagonal room has double glazed windows to five sides with lovely open aspect sea views over Swansea Bay and Mumbles Head.

BEDROOM 2

17'6 x 12'7 (5.33m x 3.84m)

Feature carved archway, picture rail and double glazed window to front. Door to en-suite.

EN-SUITE JACK & JILL SHOWER ROOM

Contemporary suite in white comprising shower cubicle, wash hand basin and w.c. Wall mounted heated towel rail, spotlights and ceramic tiled floor. Bedrooms 2 and 3 share this en-suite.

BEDROOM 3

12'8 x 9'3 (3.86m x 2.82m)

Airing cupboard, ceiling coving and picture rail. Double glazed window to rear.

BEDROOM 4

12' x 9'3 (3.66m x 2.82m)

Built in wardrobe, coved ceiling, picture rail and double glazed window to rear. Door to en-suite.

EN-SUITE BATHROOM

Contemporary four piece suite in white comprising bath, shower cubicle, wash hand basin and w.c. Wall mounted heated towel rail, half tiled walls and ceramic tiled floor. Spotlights and double glazed window to rear.

MUSIC ROOM/OFFICE/PLAYROOM

15' x 9'4 (4.57m x 2.84m)

A very versatile room suitable for many uses. This room has double glazed french doors leading to the balcony.

SECOND FLOOR LANDING

Stairs lead from the first floor landing to the spacious second floor landing with Velux roof window and eaves storage. Doors leading to;

BEDROOM 5

13'7 x 11'4 (4.14m x 3.45m)

Double glazed window to front with lovely open aspect views over Swansea Bay and Mumbles Head. Doorway to adjacent built in wardrobes. Doorway to en-suite.

EN-SUITE SHOWER ROOM

Contemporary suite in white comprising shower cubicle, wash hand basin and w.c. Wall mounted heated towel rail, half tiled walls and ceramic tiled floor. There is eaves storage in this room, a Velux roof window and a feature beamed ceiling.

BEDROOM 6

14'7 x 10'2 (4.45m x 3.10m)

Large Velux roof window. Doorway to adjacent built in wardrobes. Doorway to en-suite.

EN-SUITE SHOWER ROOM

Contemporary suite in white comprising shower cubicle, wash hand basin and w.c. Half tiled walls and ceramic tiled floor. Velux roof window.

EXTERNALLY

The property is accessed via a private gated driveway off Sketty Park Road. There is a double garage with driveway parking adjacent to the main property and a further triple garage with further parking for numerous vehicles. The property is set in well manicured and landscaped gardens, there is a patio seating area and extensive lawns.

POOL HOUSE

A delightful addition to this property is the impressive pool house which houses the indoor heated swimming pool and jacuzzi. There is a shower area and changing room plus a boiler room. The pool house has a fully tiled floor, three sets of double glazed patio doors run along one side and there is a further patio door which opens onto the raised decked seating area which overlooks the garden. The pool house currently has approved planning permission for conversion to a bungalow.

SERVICES

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

VIEWING

By appointment with the selling Agents on 01792 281122 or e-mail sketty@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 office in Sketty proceed to the traffic lights and turn left onto Dillwyn Road. At the traffic lights turn right onto Sketty Park Road and proceed up the hill, the property is accessed via a private driveway which is the third driveway on the left.