

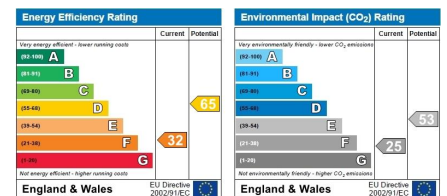
NEW PRICE



Brynheulog, 24 Sketty Park Road, Sketty SA2 9AS

Offers in the region of £880,000

Beautiful Character Property Set In
Stunning
Landscaped Gardens Of Approx 1 Acre
Five Spacious Bedrooms
Many Original Features
Building Plot
Energy Performance Certificate F32



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DESCRIPTION

360 Tour

Located in a prime position in this much sought after area of Sketty, a beautiful residence set in stunning landscaped gardens of approximately 1 acre. The property is located within walking distance of the centre of Sketty, as well as Singleton Hospital, Singleton Park and Swansea University. The local colleges, new bay campus and Cwmdonkin Park are all easily accessible, and the beaches and coastal walks of both South and North Gower are only a short drive away.

Approached via a private gated driveway the original house was built in 1832. Brynheulog has been owned by the current family since 1946 when it was originally a 14 room residence but was converted in the early 1950s when the property was split into two separate houses. The property retains many of its original features with beautiful ornate coving, a carved wooden staircase and open fireplaces. It boasts a 30' lounge, 23' dining room and five spacious bedrooms. In addition there is the benefit of a plot with planning permission for a detached property.

Viewing is strictly by appointment with John Francis, Sketty office and is essential to fully appreciate this unique character property.

EER F32

ENTRANCE HALLWAY

13'1 x 11' (3.99m x 3.35m)
A spacious and welcoming entrance hallway. Open fireplace with tiled hearth, solid wood flooring and ornate ceiling coving. Built in storage cupboard. Large archway leading to;

INNER HALLWAY

24'8 x 7'7 (7.52m x 2.31m)
Edwardian geometric floor tiles and wooden carved staircase leading to the first floor. Door leading to cellar.

CLOAKROOM

Two piece suite comprising wash hand basin and w.c. Feature obscured glass arched window, tiled walls and Edwardian geometric tiled floor.

LOUNGE

30'3 x 17'7 (9.22m x 5.36m)

A stunning room with solid wood flooring, ornate coving and picture rail. Fireplace with carved wooden surround, marble hearth and open fire. Two large windows to the side, double doors leading to the garden.

DINING ROOM

23'6 x 16'1 (7.16m x 4.90m)
Solid wood flooring, ornate coving and picture rail. Fireplace with wooden surround, black slate hearth and gas fire which circulates and distributes warm air into the room. Double doors leading to the garden with large windows on either side.

KITCHEN/BREAKFAST ROOM

19'4 x 12'7 (5.89m x 3.84m)
Fitted with a good range of wall and base units in cream finish with wooden work surfaces. Co-ordinated island with breakfast bar and integrated wine rack, gas fired Aga, electric hob and oven. Ornate ceiling coving, tiled splashbacks and Edwardian geometric tiled floor. Breakfast area with laminate flooring and large windows overlooking the garden.

FIRST FLOOR LANDING

Beautiful spacious 30' landing with large roof window allowing light to flood in. Ornate coving and dado rail.

BEDROOM 1

17'7 x 17'4 (5.36m x 5.28m)
Ornate ceiling coving, picture rail and sink unit with tiled splashback. Large square bay window to front.

BEDROOM 2

15' x 11'9 (4.57m x 3.58m)
Floor to ceiling windows to the front, ceiling coving.

BEDROOM 3

11'9 x 11'8 (3.58m x 3.56m)
Large bay window to front, ceiling coving and sink unit.

BEDROOM 4

16'3 x 15'11 (4.95m x 4.85m)
Ceiling coving and picture rail. Sink unit and large square bay window to front.

BEDROOM 5

13'2 x 12'2 (4.01m x 3.71m)
Ornate ceiling coving and picture rail. Window to rear.

BATHROOM 1

Three piece suite comprising panel bath with shower over,

pedestal wash hand basin and w.c. Edwardian radiator with heated towel rail, tiled walls and window to rear.

BATHROOM 2

Four piece suite comprising jacuzzi bath, shower cubicle, pedestal wash hand basin and w.c. Edwardian radiator with heated towel rail, tiled walls and ceramic tiled floor. Window to side. This bathroom could be converted to an en-suite to the fifth bedroom.

EXTERNALLY

The property is set in stunning landscaped gardens of approximately 1 acre. There is an abundance of mature trees, shrubs, perennials and even a kitchen garden. There is also a Japanese style area with pond and bridge.

There is a sweeping driveway and a large detached double garage with remote controlled up and over doors.

The 'plot' has been separated by a large mature hedge and planning permission was previously granted for a detached property. This has now lapsed but the vendors are prepared to pay to have this reinstated should any potential purchaser wish them to do so. Planning Application Number 91/1358.

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. Proceed to the traffic lights and turn right onto Sketty Park Road, proceed up the hill and Brynheulog is located on the right hand side.