



29 Bronallt Road, Hendy, Pontarddulais, SWANSEA, SA4 0UB
Offers In The Region Of £407,000

A unique opportunity to secure an exclusive, detached family home occupying a choice position with innovative internal and external design with the benefit of the highest calibre fixtures and fittings. The property offers a delightful plot with accommodation split over three levels, completed with a hallmark of quality which is evident throughout. A modern layout meets the needs of a range of purchaser profiles whilst retaining a wealth of truly unique features including, a wide hallway inviting access to the WC, lounge, large kitchen and dining area. Whilst in the kitchen you can access the laundry room, from here you access the integral garage. First floor accommodation comprises: four double bedrooms with the master bedroom having a shower ensuite, family bathroom and airing cupboard. From the first floor landing stairs provide access to the two attic rooms, one of which has bespoke fitted wardrobes and is currently utilised as a dressing room, the second is utilised as a bedroom but offers many other living arrangements. A driveway with space for two vehicles lead to the single garage. The property is set on a large corner plot with side access to the large rear garden. The rear garden offers a decorative paved outdoor patio area with steps leading up to the garden which is mainly laid to lawn inviting you to enjoy outdoor family games. Double glazing throughout, gas central heating, and under floor heating to the ground floor level. A must view property to fully appreciate the size and quality of family accommodation on offer which comes highly recommended for further inspection. EPC - B

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Entrance

Enter via composite door into:

Hallway

Stairs to first floor landing. Under stair storage. Doors providing access to the lounge, understair storage, W.C, dining area and kitchen. Wall mounted 'Texcom Veritas' alarm system control panel. Wall mounted 'Heatmiser' temperature control panel. Wood effect flooring. Underfloor heating.

W.C

Two piece suite comprising W.C and wash hand basin set upon a vanity unit with mixer tap over. Partly tiled walls. Extractor fan. Wood effect flooring. Underfloor heating.

Lounge 5.76m x 3.36m max (18'11" x 11'0" max)

UPVC double glazed window to front. Recessed electric fireplace with a space to house a recessed television above. Fitted carpet. Underfloor heating. Wall mounted 'Heatmiser' temperature control panel.

Kitchen/dining area 8.99m max x 6.48m max (29'6" max x 21'3" max)

A bespoke kitchen fitted with an arrangement of handleless wall and base units together with soft closing pull out drawers and complementary, white quartz work surface with a grain effect and upstand over flowing into a splash back, windowsill and breakfast bar. Inset undermount bowl sink incorporating a drainer and mixer tap over. 'Fisher & Paykel' four ring induction hob and contemporary 'Neff' extractor hood over. Integrated 'Siemens' dishwasher. Integrated refuse storage. Detached unit where the central focus is the integrated 'Neff' microwave and integrated 'Neff' oven and grill with integrated fridge and freezer either side. Space for a good sized dining table and chairs. The kitchen flows around to a large area perfect for options when outdoor dining, dining space or play area with uPVC double glazed double doors providing access to the rear garden. Underfloor heating. Wall mounted 'Heatmiser' temperature control panel. Wood effect flooring. Three uPVC double glazed windows to front and one uPVC double glazed window to side. Door providing access to:

Laundry Room 3.02m x 2.24m (9'11" x 7'4")

Following on from the same exceptional quality and contemporary style as the kitchen, the laundry room provides an arrangement of wall and base units together with white quartz work top and up stands over inset under mount bowl sink incorporating a drainer with swan neck mixer tap over. Plumbed for a washing machine and space for a tumble dryer. Under floor heating. Wall mounted 'Heatmiser' temperature control panel. Wall mounted 'Baxi' gas combination boiler. Wood effect flooring. UPVC double glazed obscure panel door providing access to the rear garden. Door into:

Integral Garage 5.31m x 2.96m (17'5" x 9'9")

Plain plastered walls with electric sectional garage door. Plug sockets and lighting.

First Floor

Landing

UPVC double glazed window to front. Fitted carpet. Radiator. Wall mounted 'Heatmiser' temperature control panel. Stairs to the second floor landing. Doors providing access to the four double bedrooms, airing cupboard and family bathroom.

Bedroom 4.86m max x 3.02m (15'11" max x 9'11")

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

Bathroom

Four piece suite comprising W.C, double wash hand basin set upon a vanity unit with two swan neck mixer taps over, corner wall in shower cubicle and tiled panelled bathtub with mixer tap over. Fully tiled walls. Extractor fan. Plain plastered spotlight ceiling. Wall mounted heated towel rail. Tiled flooring. Radiator. UPVC double glazed window to rear.

Bedroom 4.76m max x 3.38m max (15'7" max x 11'1" max)

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

Bedroom 5.80m x 3.38m (19'0" x 11'1")

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

Ensuite

Three piece suite comprising low level W.C, wash hand basin set upon a vanity unit with mixer tap over and walk in corner shower cubicle. Fully tiled walls. Radiator. Tiled flooring. Extractor fan. UPVC double glazed obscure window to side.

Bedroom 4.60m x 3.02m (15'1" x 9'11")

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

Second floor

Landing

'Velux' style window to rear. Radiator. Fitted wardrobe. Fitted carpet.

Dressing room 5.07m max x 3.86m max (16'8" max x 12'8" max)

'Velux' style window to rear. Radiator. Bespoke fitted wardrobe. Fitted carpet.

Bedroom 5 5.07m x 3.03m (16'8" x 9'11")

Velux window to rear. Radiator. Fitted carpet.

External

The property is located in a lovely residential location and this modern detached family home has been built upon a good sized corner plot in close proximity to village amenities and with easy access to M4 road links and Carmarthenshire road links.

Front

The property offers driveway parking for two vehicles with side access to the rear garden.

Rear

The rear of the property is well enclosed with secure fencing to the perimeters. The garden provides a large lawned area perfect for family gatherings and participating in outdoor family games. The current owners have installed wrought iron gates to the edge of the lawned area which provides a good amount of safety for children.

TENURE: Freehold

