



Green Acres , Swansea, SA4 8NJ
£525,000



A four bedroom detached character farmhouse with stables, tack room, paddock and easy access to the local mountain bridle paths and riding tracks.

Benefiting further from a log store, garage/storage area, stone built split level barn with water and electricity services which could be utilised as self contained living accommodation or holiday let subject to appropriate planning permissions being obtained. Situated in approximately three and 1/2 acres and offered for sale with no onward chain.

Set in a semi rural location surrounded by countryside this idyllic farmhouse boasts generously sized rooms and a host of original features adding to the character of this charming property.

Briefly comprising of lounge/diner with ceiling beams, a multi fuel burning stove and original flagstone flooring, farmhouse kitchen with ceiling beams, quarry tiled floor and a coal fired Aga which feeds the hot water system and heats the kitchen area, a pantry, utility room with Belfast sink leading to a further sitting room with multi fuel burning stove and french doors leading to the conservatory. Plus four bedrooms and family bathroom to the first floor.

Situated within a few minutes drive of Pontarddulais Town with a wealth of local supermarkets, schools, shops, restaurants and amenities.

Set within easy access to the M4 corridor, the Gower Peninsular, Swansea City Centre and Carmarthen Town.

A really special home.

Property Description

Entrance

Entered via a wooden door into:

Lounge 4.14 x 6.11

Wooden glazed windows x 3, wooden beams to ceiling, built in shelving to alcoves, multi fuel burning stone with wooden ,take and slate hearth, original flagstones to floor, door into:

Kitchen/Dining Room 4.49 x 6.79

Fitted with wall and base units work wooden work surface over, stainless steel double sink with drainer and mixer tap, coal fired Aga which feeds the hot water system , space for freestanding electric oven, quarry tiled floor, stone feature wall, wooden glazed windows x 2, wooden beams to ceiling, stairs to first floor, opening through to:

Inner Hallway

Access to loft, door to pantry, quarry tiled floor,





opening through to:

Utility Room 2.48 x 4.07

Fitted with a range of solid wood wall and base units with wooden work surface over, plumbing for washing machine, Belfast sink, slate floor, wooden glazed window, wooden stable door, opening through to:

Sitting Room 4.29 x 4.26

Wooden glazed window, built in shelving to alcove, dado rail, ultimate fuel burning stove with slate hearth, wooden glazed doors leading to:

Conservatory 2.64 x 2.75

Perspex roof, uPVC double glazed windows, uPVC double glazed french doors, wood effect laminate flooring.

Landing

Wooden velux style window, door to airing cupboard housing water tank and built in shelving, doors to:

Bedroom One 4.49 x 4.47

Wooden glazed windows x2, wooden floor, built in wardrobes.

Bedroom Two 4.31 x 4.26

Wooden glazed window, built in open wardrobe rails, access to loft.

Bedroom Four 2.99 x 2.38

Wooden glazed window, wooden floor.

Family Bathroom 2.56 x 2.64

Fitted with a three piece suite comprising of bath with shower over and glass modesty screen, wash hand basin and W.C, part tiled walls.

Bedroom Three 4.50 x 4.17

Wooden glazed windows, wooden floor, built in open wardrobes.

External

This beautiful property is set in approximately 3 and 1/2 acres and is surrounded by mature woodland and countryside.

The grounds themselves comprise of a beautiful front garden, a well, driveway, log store, wooden garage/workshop, stone built split level barn with water and electricity services which could be utilised as self contained living accommodation or holiday let subject to appropriate planning permissions being obtained. Benefiting further from stables, a tack room, paddock and easy access to the local mountain bridle paths and riding tracks offered to the market with no onward chain.





Ground Floor

Floor area 71.0 sq. m. (764 sq. ft.) approx



First Floor

Floor area 48.0 sq. m. (517 sq. ft.) approx

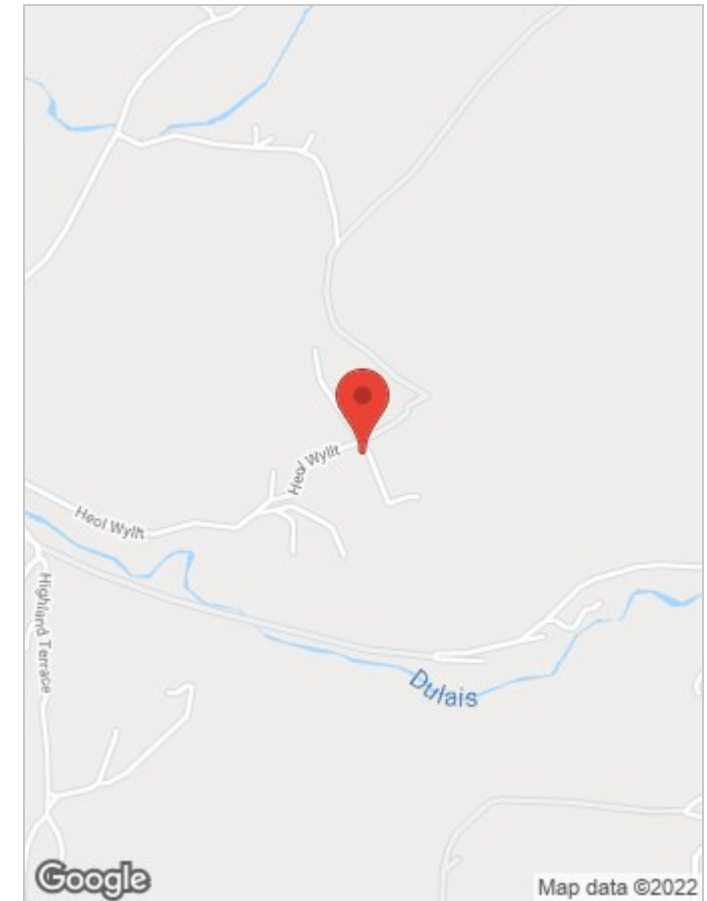
Total floor area 119.0 sq. m. (1,281 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Viewing

Please contact our No. 86 Estate Agency Office on 01792 348200 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	