



No. 86
ESTATE AGENCY

85 Bronallt Road, Fforest, Pontarddulais, Swansea,
Carmarthenshire, SA4 0UD
Offers In Excess Of £925,000



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Is This The Ultimate Family Home?

A truly impressive, spacious and luxurious property with something for all the family.

And did we mention the breathtaking views?

Built to make the most of the Bronallt Road hillside on a substantial plot, this imposing detached property certainly has the 'wow factor'.

It looks impressive from the outside but it's only when you step into the magnificent hallway that you begin to appreciate what's on offer. There's a feeling of space, grandeur and opulence you don't often get in British homes.

The heart of every family home is surely the kitchen. And what a kitchen this is. Not only is it stunning, it's also enormous. We've seen two bedroom flats smaller than this superb kitchen, dining & socialising space!



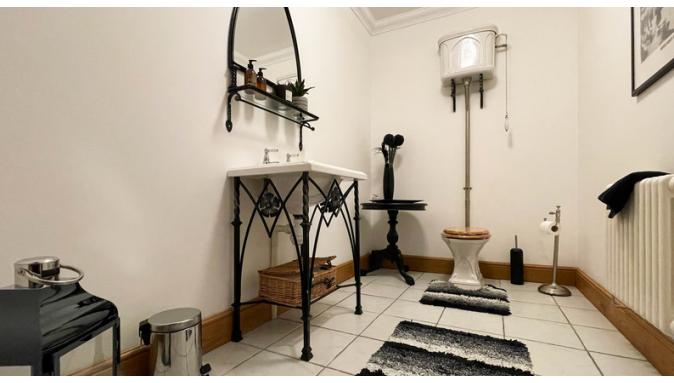
The focal point is undoubtedly the horse shoe shaped breakfast bar - it has to be seen to be believed.

You'll love spending time in here, whether you're grabbing a quick slice of toast in the morning, catching up at the end of the day or throwing a lavish party for friends and family.

On the subject of parties - with access to the patio and garden below from the kitchen, summer entertaining will be a breeze.

There's also a lounge on this floor (it's the first floor, but it feels very much like the ground floor) and two double bedrooms with a Jack & Jill bathroom between them.

At this point we'd usually mention the view from the lounge, overlooking the landscaped gardens across to the river Loughor below.



But we won't mention that here because there's another, larger lounge on the floor above. The second floor lounge comes complete with a balcony and even more spectacular views thanks to the higher vantage point.

The second floor is also home to the master bedroom suite - a stunning bedroom with a separate dressing room and luxurious en-suite.

There's a further two double bedrooms - again sharing access to a Jack & Jill bathroom - and a study.

If you have teenagers this is the part when you all become very excited.

There's a further spacious room in the attic which just screams 'games room'.

For them, it can be their home within a home.

There's space for all their electronics, plenty of room for seating and you could even fit in some old school entertainment like a pool table.



For you - just think about the peace and quiet!

You won't find them sprawled over the sofas in the lounge and no longer will you have to listen to random YouTube videos 3rd hand.

They say "It's what's inside that counts" but with this property the outside is almost as impressive as indoors.

The practical boxes are ticked with a paved, gated drive with parking for several cars and three garages, all with roller shutters, light, heat and power.

The front garden is beautifully landscaped. To the rear the substantial landscaped garden includes three fish ponds, a play area and further well cared for lawns.

Hendy village is less than 5 minutes walk down the hill. Here you'll find a range of local shops and a post office. Jump in the car to nearby Pontarddulais for a greater range of shops, pubs and a Tesco superstore all within five minutes drive.



It's only a short 20 minute drive down the M4 to Swansea or 15 minutes to Llanelli for a choice of big name shops and a range of local cafes and restaurants.

Hendy Primary School (rated Good by Estyn) is only a short walk away in the village. For older kids, Pontarddulais Comprehensive is the closest, only five minutes drive away.

This is a uniquely stunning property with so much to offer you and your family. The impressive photos and video don't even begin to do it justice - you need to see it for yourself.

If you're looking for the very best for your family, call 01792 348200 to arrange a viewing of this beautiful home.



Hallway
4.83 x 9.57

Kitchen/diner/family room
8.62 x 10.99

Lounge
5.23 x 4.87

Bedroom Five
4.04 x 4.37

Jack and Jill Bathroom
2.83 x 2.39

Bedroom Four
4.28 x 3.73

Cloakroom
1.72 x 2.84

Gallery Landing

Bedroom Two
4.03 x 4.37

Jack and Jill Bathroom
2.87 x 4.26

Bedroom Three
4.62 x 3.72

Office
2.30 x 4.28



Bedroom Three
4.62 x 3.72

Office
2.30 x 4.28

Cloakroom
1.25 x 1.90

Playroom/attic room
6.97 x 5.96

Master Bedroom
5.09 x 4.29

Dressing Room
3.59 x 1.90

En-suite
2.95 x 3.53

First Floor Lounge
5.20 x 4.88



Ground Floor



Second Floor

Third Floor

These images are for guidance only and may not be representative of the property. Plan not to scale.

