



Brynmorgan Villa, Heol Gleien, Upper Cwmtwrch SA9 2XG

Offers in the region of £420,000

Six Bedrooms All With En-Suites
Ideal Family Home Or Business Opportunity
Approximately 2 Acres
Indoor Heated Swimming Pool
Ample Parking & Various Outbuildings

KW/KH/48185/270716

DESCRIPTION

****Six Bedrooms With En-Suites & Indoor Heated Swimming Pool Approx 2 Acres****

Brynmorgan Villa is set in approximately 2 acres of landscaped grounds enjoying panoramic views overlooking the River Twrch. Located in a quiet and tranquil setting and nestled in the heart of the upper Swansea Valley. The property would make an ideal family home or business opportunity. Offering spacious accommodation with six bedrooms all with en-suites, 2/3 reception rooms and oil fired central heating system. There are various outbuildings including 3 garages, workshop, stable and hay shed. The indoor swimming pool is heated with a separate boiler room and WC. Conveniently located just half an hour from Swansea and Ammanford, the village offers basic amenities with a short walk away from local pubs, post office and shop, the main shopping facilities are located approximately 1 mile away in nearby Ystalyfera and Ystradgynlais.

ENTRANCE HALLWAY

Double glazed door and side glazed panel, coving to ceiling, glazed doors leading to further hallway.

LOUNGE DINER

24'4 x 14'5/11'5 (7.42m x 4.39m)
Double glazed French doors and two double glazed windows to front elevation, coving and downlighters to ceiling, wooden fire surround with tiled hearth and back with open fire, alcoves, two double panel radiators.

KITCHEN

14'5 x 12'6/17'2 (4.39m x 3.81m)
Fitted with a range of wall and base units, 1½ bowl sink and draining board with tiled splashback, electric oven and hob with extractor overhead, fridge freezer space, plumbing for dishwasher, double glazed window and door to rear elevation, separate wash hand basin, cupboard housing oil boiler providing domestic hot water and central heating.

UTILITY ROOM

5'8 x 4'5 (1.73m x 1.35m)
Plumbing for washing machine, space for tumble drier, wall cupboards, half tiled walls.

REAR HALLWAY

38'5 x 6'1 (11.71m x 1.85m)
Three storage cupboards, coving to ceiling, two double panel radiators.

OFFICE/STORAGE

11'1 x 4'1 (3.38m x 1.24m)
Window to rear elevation, double panel radiator.

BEDROOM ONE

11'10 x 11'7 (3.61m x 3.53m)
Double glazed window to rear elevation, double panel radiator, coving to ceiling.

EN-SUITE SHOWER ROOM

8'8 x 3'5/7 (2.64m x 0.91m)
Low level WC, pedestal wash hand basin, tiled floor, half tiled walls, shower cubicle with shower over, heated towel

rail, double glazed window to rear elevation, coving to ceiling.

BEDROOM TWO

11'4 x 9'1 (3.45m x 2.77m)
Double glazed window to front elevation, double panel radiator, built-in cupboards, coving to ceiling.

EN-SUITE SHOWER ROOM

7'8 x 2'5 (2.34m x 0.74m)
Low level WC, pedestal wash hand basin, shower cubicle with mains shower overhead, tiled floor, water-proof panelling to walls.

WALK IN AIRING CUPBOARD

5'2 x 4'3 (1.57m x 1.30m)
Shelving, hot water cylinder tank.

BEDROOM THREE

11'4 x 7'9/10'9 (3.45m x 2.36m)
Double glazed window to front elevation, double panel radiator, coving to ceiling.

EN-SUITE SHOWER ROOM

7'7 x 2'5 (2.31m x 0.74m)
Low level WC, pedestal wash hand basin, shower cubicle with mains shower overhead, tiled floor, heated towel rail, water-proof panelling.

BEDROOM FOUR

11'11 x 10'9 (3.63m x 3.28m)
Double glazed window to rear elevation, double panel radiator, coving to ceiling.

EN-SUITE

6'7 x 4'9 (2.01m x 1.45m)
Low level WC, pedestal wash hand basin, panel bath, tiled walls, tiled floor, shower overhead, heated towel rail, double glazed window to rear elevation.

BEDROOM FIVE

10'9 x 14'1/10'8 (3.28m x 4.29m)
Double glazed window to rear elevation, double panel radiator, fitted wardrobes.

EN-SUITE SHOWER ROOM

7'7 x 2'5 (2.31m x 0.74m)
Low level WC, pedestal wash hand basin, shower cubicle with mains shower overhead, tiled floor, water-proof panelling.

BEDROOM SIX

15' x 10'9/7'8 (4.57m x 3.28m)
Double glazed window to front elevation, double panel radiator, coving to ceiling, fitted single wardrobe.

EN-SUITE SHOWER ROOM

Low level WC, pedestal wash hand basin, shower cubicle with mains shower overhead, tiled floor, heated towel rail, water-proof panelling.

RECEPTION ROOM 1 (CONVERTED GARAGE)

19'1 x 17'10 (5.82m x 5.44m)
Double glazed window to front and side elevations, double panel radiator, storage cupboards, multi fuel burner.

HALLWAY

CLOAKROOM

Low level WC, wash hand basin, single panel radiator, double glazed window to rear elevation.

BATHROOM

Pedestal wash hand basin, panel bath with shower overhead.

RECEPTION ROOM 2/OFFICE

10'2 x 9'1 (3.10m x 2.77m)
Double glazed window to rear elevation, double panel radiator.

REAR HALLWAY/PORCH

Between bungalow and portacabin giving access to:

PORTACABIN

Two rooms and kitchenette.

EXTERNALLY

The property sits in approximately 2 acres of gently sloping land of mature gardens with sweeping tarmac drive providing ample parking for a number of vehicles. Steps lead to the front of the property with patio areas to the front of the property taking in the views of the countryside. Side access to rear garden, again leads to lawn with various **OUTBUILDINGS, STABLE, HAY SHED** with electric and water connected, **GARAGE** with up and over door, further **TWO GARAGES** and natural spring

HEATED INDOOR POOL

45'2 x 24'9 (13.77m x 7.54m)

BOILER ROOM & WC

11'1 x 9'3 (3.38m x 2.82m)

SERVICES

We have been advised mains services are connected to the property. Oil fired central heating system. Separate oil boiler for swimming pool area.

VIEWING

By appointment with the selling Agents on 01792 864900 or e-mail pontardawe@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisPont or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

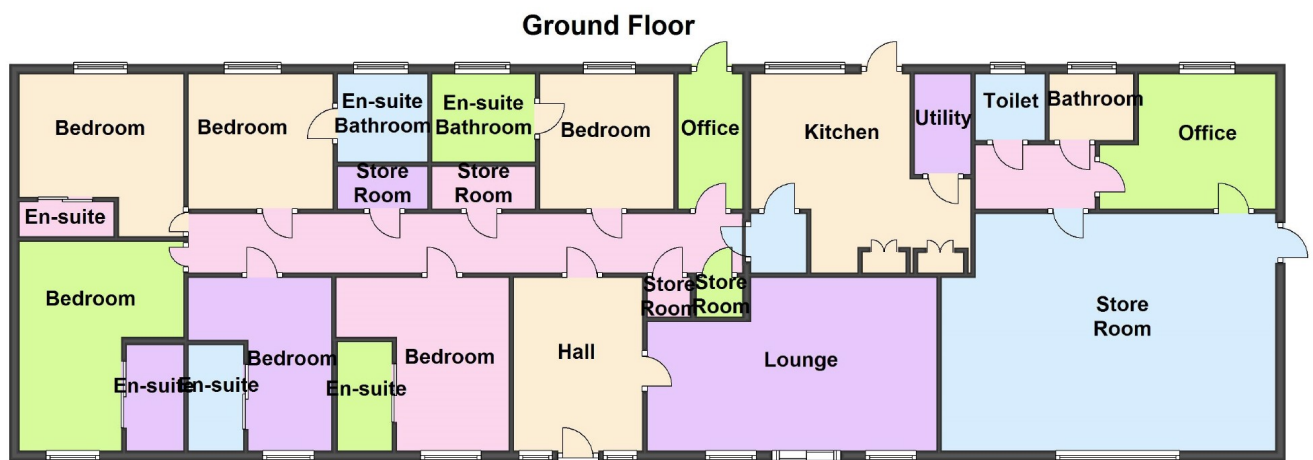
GENERAL NOTE

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 Pontardawe proceed along High Street. Continue along until reaching the mini-roundabout and go straight ahead. At the roundabout, take the left onto the A4067. Continue along the A4067 straight across the next roundabout. At the following roundabout, take the first left and proceed along Heol Gleien and over Lower Brynmorgan bridge where the property shall be located on the left hand side as displayed by our John Francis For Sale Board.

Please be aware that this floor plan is NOT to scale, and all measurements are an approximation.



Brynmorgan Villa, Heol Gleien, Upper Cwmtwrch



John.
Francis