



Brookwood, 7 Martin Street, Clydach, Swansea, SA6 5DD

Four Bedrooms
Five Receptions
800sqft Double Garage

FREEHOLD

2,136 sqft

OFFERS IN THE REGION OF

£295,000





A wonderfully individual family home with exceptional space, glorious gardens and a garage that dreams are made of.



A house with character, scale and possibilities in equal measure. Set behind electric gates and extending to an impressive 2,471sqft, with a remarkable 800sqft garage and workshop, this distinctive family home combines period charm with practical modern living, all complemented by beautifully private gardens and the advantage of no onward chain.











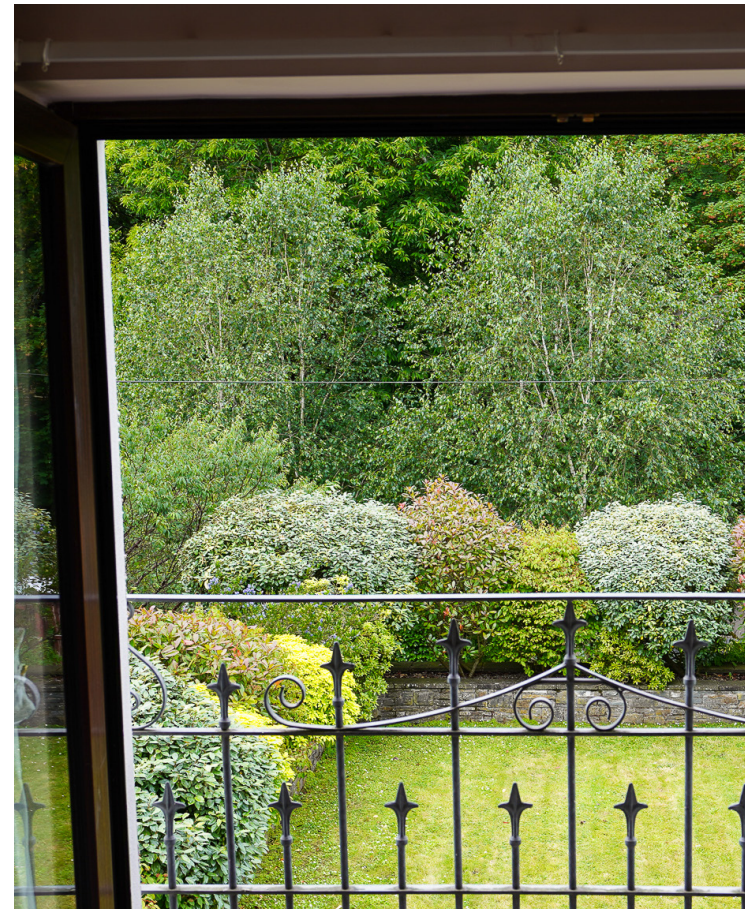


Tenure:
Freehold.

Services:
Mains electricity, gas,
water and drainage.
Gas central heating.
The property also
benefits from solar
panels that are linked
into the grid.

Council Tax Band:
D (£2,143p.a.).

EPC Rating: To be
confirmed.





There are some homes that simply refuse to fit into a conventional mould and 7 Martin Street is one of them. Rich in character and arranged over three thoughtfully planned storeys, this is a property that offers both generous family accommodation and a versatility that is increasingly difficult to find.

The front door opens onto the middle floor, where a spacious reception hall provides an impressive welcome. From here, two attractive reception rooms offer flexibility for everyday family life and entertaining alike. The principal sitting room is particularly appealing, featuring a vaulted ceiling and French doors opening onto a charming Juliet balcony overlooking the gardens, creating a wonderful sense of light and connection with the outdoors. Also on this floor is a cloakroom/WC together with a superb principal bedroom suite complete with a walk-in wardrobe and private en-suite shower room.

Descending to the lower ground floor reveals another side of the property's personality. A further reception room, full of warmth and character, sits alongside a generous entrance hall and a spacious kitchen/dining room that naturally becomes the heart of the home. Original features remain throughout, including beautiful tiled flooring and the delightful original scullery fireplace with stove, adding a sense of history and authenticity. There is also a fabulous air-conditioned cellar, offering the perfect environment for a growing wine collection or simply providing exceptional storage.

The top floor provides three further bedrooms, one benefiting from its own en-suite shower room, together with a well-appointed family bathroom, making the layout ideal for larger families or visiting guests.

Externally, the property continues to impress. Electric gates to the rear open into a secure parking area leading to an extraordinary 10m x 8m double garage and workshop. Extending to approximately 800sqft, this remarkable space will appeal to car enthusiasts, hobbyists, collectors or those seeking a substantial workshop or business space.

Above the garage lies a beautifully landscaped and wonderfully private garden. A broad lawn is framed by mature planting and enjoys a peaceful outlook towards the trees beyond, while a covered seating area creates a sheltered place to relax and entertain throughout the seasons.

Offering approximately 2,471sqft of accommodation plus the substantial garage, this is a home of real individuality that successfully blends original character, generous proportions and exceptional practicality.

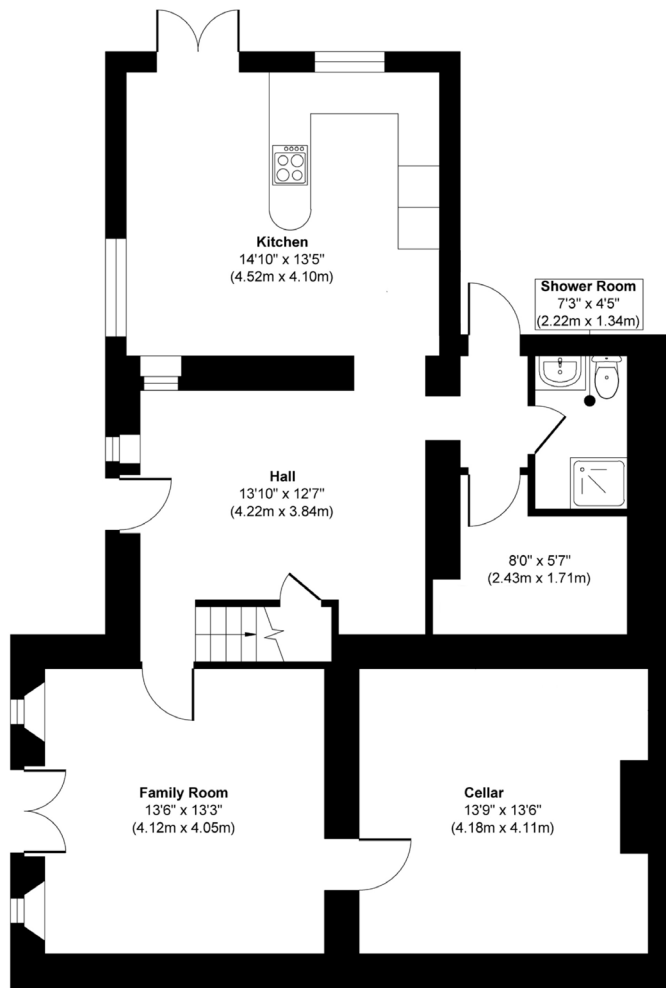




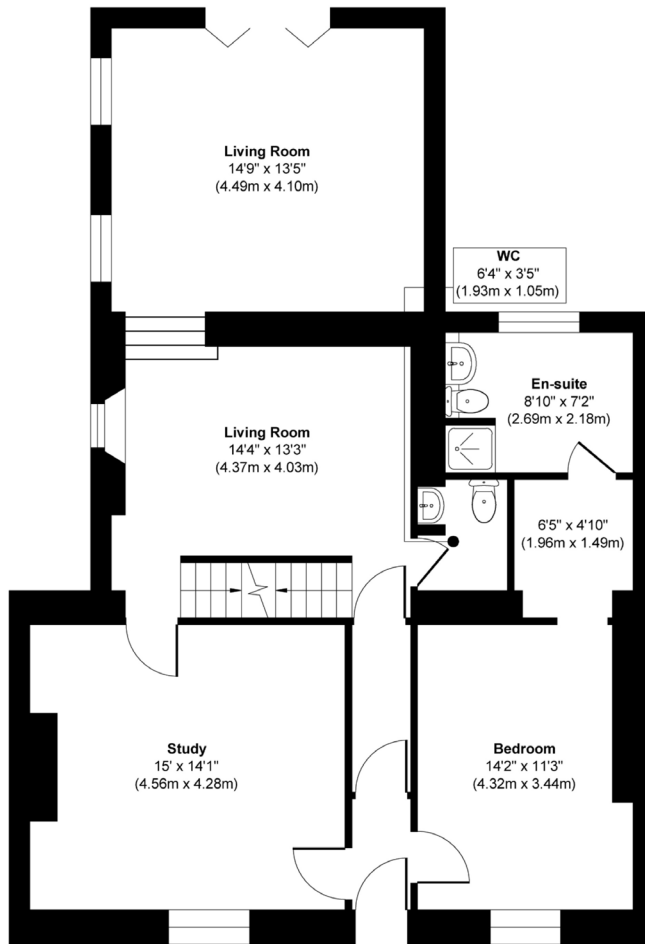




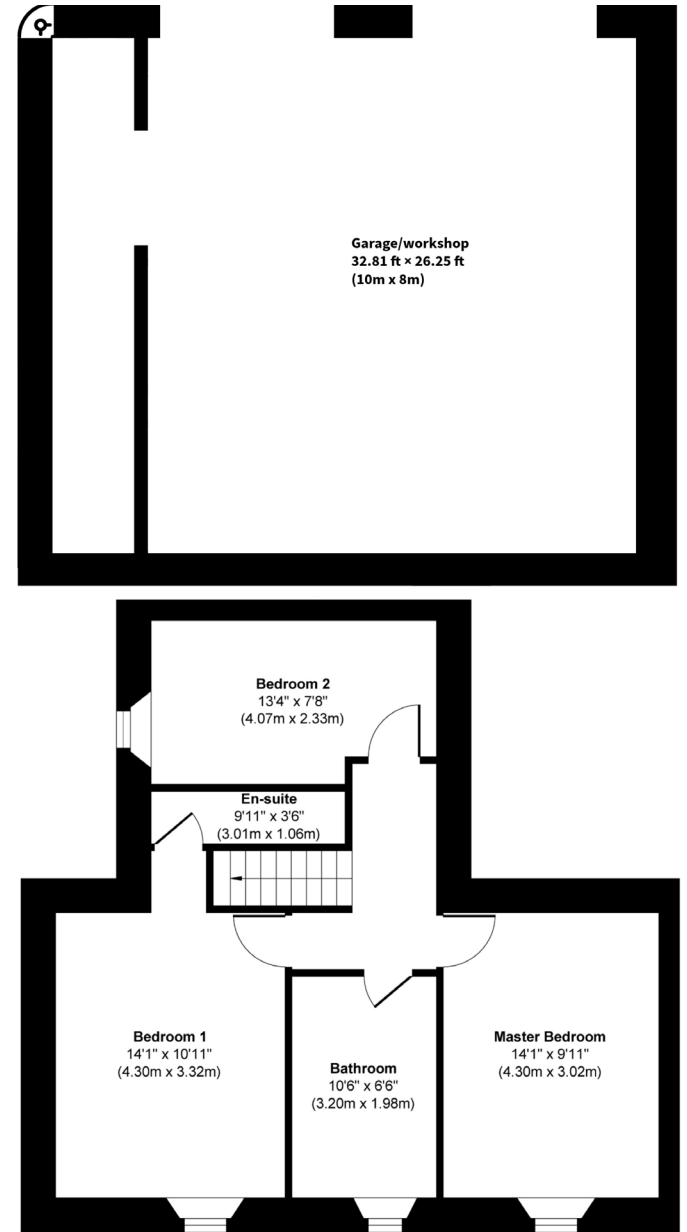




Basement
Approximate Floor Area
943 sq. ft
(87.65 sq. m)



Middle Floor
Approximate Floor Area
942 sq. ft
(87.52 sq. m)



Top Floor
Approximate Floor Area
586 sq. ft
(54.49 sq. m)

Approx. Gross Internal Floor Area 2471 sq. ft / 229.66 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

The Location

The village is well served by local primary schools and falls within the catchment for established secondary education, making it a practical choice for families. Outdoor enthusiasts are equally well catered for, with the Clydach Heritage Centre, scenic canal walks and access to the beautiful Swansea Valley countryside all close at hand.

For commuters, the property is exceptionally well positioned. The M4 motorway at Junction 45 is approximately 3 miles away, providing swift links towards Swansea, Cardiff and beyond. Morriston Hospital and the employment hubs of the Enterprise Park are also within easy driving distance.

The wider attractions of Swansea and the Gower Peninsula remain readily accessible. Swansea city centre is around 6 miles away, while the award-winning beaches and coastline of Gower can comfortably be reached for weekend escapes.

It is a location that offers the practicality of excellent transport connections while retaining the character and friendliness of an established village community.





THE
GREENROOM
ESTATE AGENCY

Telephone

01792 986099

Address

29-30 Dunns Lane
Mumbles
SA3 4AA

E-mail and Web

info@thegreenroomhomes.com
www.thegreenroomhomes.com.com