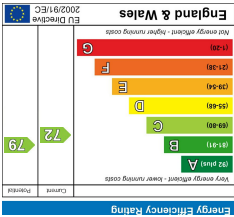


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EPC



AREA MAP



FLOOR PLAN



Penpant Farm House, 49 Swansea Road
Llangyfelach, Swansea, SA5 7JA
Offers Over £699,950



GENERAL INFORMATION

Penpant Farmhouse is the stately "gentleman's residence" located in a discrete plot with expansive gardens, in the village of Llangyfelach. The description harks back to a bygone era, when the original landowner built this substantial dwelling to live with his housekeeper. The 1932 construction demonstrates plenty of delightful art deco features, high ceilings, solid Welsh parquet floors upstairs and down, ornate cornices and arches all retained to chime with the period property. That said, the current owners have tastefully updated the interior, with a new Sigma kitchen, glass bannisters, home office, commodious garage and a subtle colour palate to reflect this private and restful home. The gardens are laid to lawn, in a tranquil setting of majestic trees and mature shrubbery. There is ample space for ball games and childhood adventures in the hidden woodland, a waterfall and pond hosting a selection of sizeable koi carp. A summer chalet overlooks the decking, oriented south-west, illuminated for evening entertainment. This rare and beautiful property will appeal to a family looking for the convenience of the M4 transport links, the hospital, the village primary school, local shop, café and pub. Viewing is essential to appreciate the grandeur and privacy on offer. EPC - C

Freehold Council Tax Band - G

FULL DESCRIPTION

ENTRANCE PORCH

Entrance door to side. Half tiled walls. Feature glass panelled door with side panels into hall area with feature Original Portico through to

RECEPTION HALL

Welsh Oak' wood block flooring. Turned staircase to first floor with walk-in Understairs storage cupboard which has it's own window to the front. Picture rail. Original coving and ceiling rose. Telephone point. Concealed radiator.

CLOAKROOM

Modern fitted white two piece 'Duravit' suite comprising concealed low level w.c and vanity wash hand basin unit with mixer tap over. Majority tiled walls. Two high level frosted windows to rear. Welsh Oak' wood block flooring.

RECEPTION ROOM 1

18'9" into Bay x 13'3" (5.72 into Bay x 4.04)
UPVC Double Glazed Feature Bay. Two radiators. Welsh Oak' wood block flooring. Art Deco fireplace with 'Cast Iron' inset with gas coal effect' fire. Original coving and ceiling rose. Picture rail. Telephone point.

RECEPTION ROOM 2

17'3" into Bay x 17'0" max (5.26 into Bay x 5.18 max)
Feature Bay to front with UPVC Double Glazed French doors. Two double radiators. Picture rail. Original coving and ceiling rose. Limestone Feature fireplace with inset fire and fitted cupboards either side. (Welsh Oak' wood block flooring under carpet).



RECEPTION ROOM 3 / STUDY

12'4" x 10'11" (3.76 x 3.33)
Re Fitted with Sigma Off White two home office stations with ample cupboards and filing storage. Welsh Oak' wood block flooring. Original coving and ceiling rose. Double radiator. Picture rail. UPVC double glazed French doors into conservatory.

KITCHEN / BREAKFAST ROOM

20'3" x 11'1" (6.17 x 3.38)
Newly fitted with a full range of wall, base and drawer units with Granite Lite worktops over incorporating 'Emerson Insinkerator'. Integrated appliances including compact Neff Combination oven and further full size combination oven with hide and slide door. Neff five ring induction hob. American fridge freezer and certain light fittings by negotiation. Kenwood dishwasher. Granite Lite breakfast bar. Spot lighting. T.V.\Security monitor of gates. Telephone point. Two UPVC double glazed windows to side and Original Sash window to conservatory. Door into

UTILITY ROOM

Built-in double door cupboard, housing gas central heating boiler, plumbed for washing machine and space for tumble dryer. Part panelling to walls. Ceramic tiled floor. Door to the rear garden. Spot lighting. UPVC double glazed French doors into

CONSERVATORY

28'9" x 12'7" max (8.76 x 3.84 max)
UPVC double glazed windows and UPVC double glazed French doors to rear garden. Ceramic tiled floor. Two remote controlled ceiling fans. Three double radiators. Telephone point.

LANDING

Accessed via the original turned staircase. Loft access, which benefits from lighting. Picture rail. Original coving and ceiling rose. Dado rail. UPVC double glazed window to front. Built-in airing cupboard.

MASTER BEDROOM

19'0" x 13'3" into wardrobes (5.79 x 4.04 into wardrobes)
UPVC Double Glazed Feature Bay to front. Fitted with a modern range of Maple effect Sigma wardrobes, drawers, bedside cabinets, matching concealed T.V. Wardrobe and dressing table with vent for the double radiator in window area. (Welsh Oak' wood block flooring under carpet). Telephone point.

EN-SUITE SHOWER ROOM

Modern fitted white Vernon Tutbury' suite with built-in low level w.c, pedestal wash hand basin with mixer tap over and fully tiled shower cubicle. Chrome towel radiator. Newly tiled walls and floor. Built-in low level storage cupboard. (Welsh Oak' wood block flooring under carpet)

BEDROOM 2

17'7" x 17'0" into wardrobes (5.36 x 5.18 into wardrobes)
UPVC Double Glazed Feature Bay to front. Two double radiators. Fitted with a range of wardrobes, bedside cabinets and dressing unit. (Welsh Oak' wood block flooring under carpet)

BEDROOM 3

14'7" x 11'1" (4.45 x 3.38)
UPVC Double Glazed window to rear. Picture rail. Double radiator. (Welsh Oak' wood block flooring under carpet) Fitted Sigma wardrobes, drawers, desk area and shelving.

CLOAKROOM.

Built-in white Duravit' low level w.c. Majority tiled walls. Original coving. UPVC double glazed window to rear.

