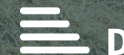




Oaktree Barn Tyn Y Cwm Lane
Rhos, Pontardawe, Swansea, SA8 3EY
Offers In Excess Of £625,000



Oaktree Barn Tyn Y Cwm Lane Rhos, Pontardawe, Swansea, SA8

A truly exceptional DETACHED BARN CONVERSION set within approximately 7.9 acres of established gardens & land, with panoramic rural views and an enviable collection of ADDITIONAL BUILDINGS. With 300 year old origins & beautifully reconstructed in 2005, this exceptional home combines timeless character with contemporary comfort, centred around a spectacular Great Room with oversized hearth, logburner, dramatic vaulted ceiling and a dual-aspect gallery landing overlooking the space below. A luxury farmhouse kitchen, two bedrooms and two en-suite bathrooms are complemented by bespoke oak detailing, Indian limestone flooring, extensive glazing and a wealth of individual architectural touches, creating a home that feels both characterful and beautifully considered, while perfectly framing the ever-changing countryside beyond.

The main house sits within beautifully established gardens, with a generous flagstone terrace providing the perfect setting for outdoor entertaining and enjoying the idyllic surroundings. A substantial DETACHED GARAGE with a FIRST FLOOR OFFICE ABOVE, together with a separate TWO ROOM LOG CABIN incorporating a dedicated home office and store, provide exceptional flexibility for working from home, creative hobbies & other lifestyle pursuits. Set within almost eight acres, the property is approached via gated access and a sweeping gravelled drive, with the garage and log cabin positioned either side as the approach curves towards the house. Tucked away in a peaceful rural setting near Pontardawe, it feels wonderfully removed from the everyday, yet remains remarkably well connected, with the nearby M4 providing easy access to Swansea, Cardiff and beyond. A rare combination of space, privacy, versatility & rural tranquillity, with everyday amenities and the wider attractions of South Wales within easy reach. Make your rural dream happen. Call to view now!

Hallway
14'3" x 5'1" (4.35 x 1.57)

WC
5'1" x 4'9" (1.56 x 1.47)





Utility Room
9'9" x 6'9" (2.98 x 2.08)

The Great Room
25'9" x 18'8" (7.87 x 5.71)

Kitchen/Dining Room
24'10" x 12'4" (7.58 x 3.76)

Landing
25'10" x 17'8" (7.89 x 5.41)

Bedroom One
12'3" x 10'6" (3.74 x 3.21)

En-Suite One
12'2" x 6'8" (3.73 x 2.04)

Bedroom Two
11'3" x 10'4" (3.44 x 3.16)

En-Suite Bathroom Two
10'3" x 5'8" (3.14 x 1.75)

Log Cabin

Detached Garage & Office
19'1" x 16'2" (5.82 x 4.94)

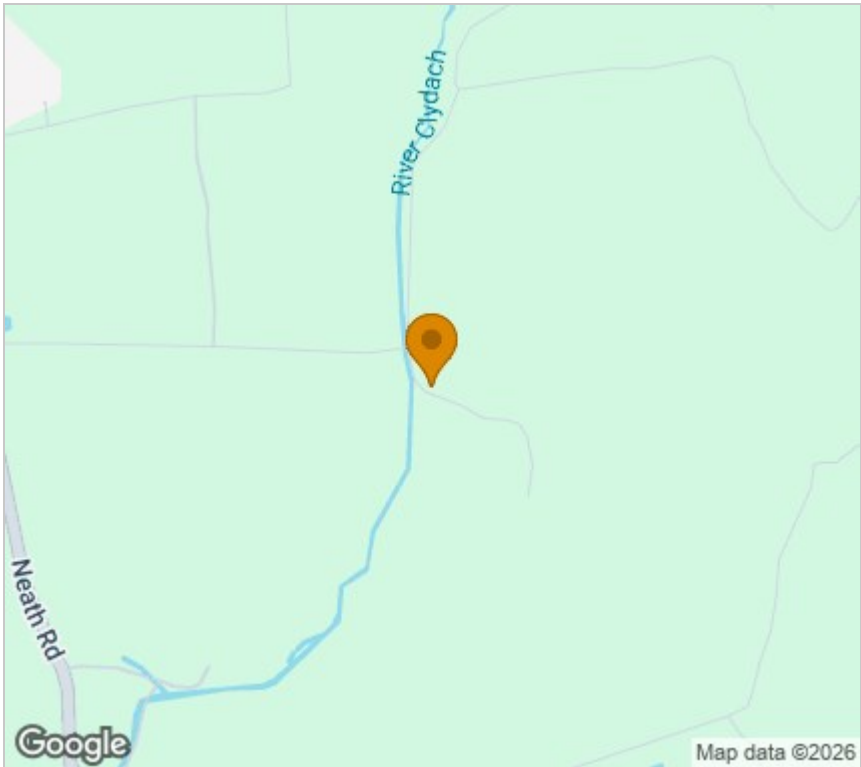
External & Location



Floor Plan



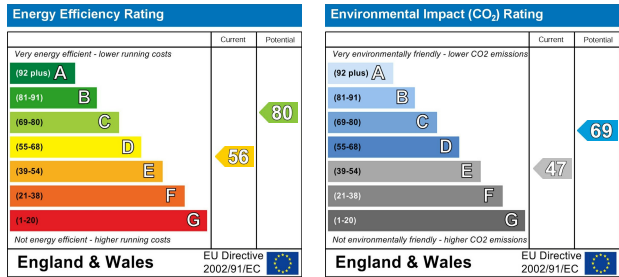
Area Map



Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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