



1 Clos Aaron
Ynystawe, Swansea, SA6 5AS
Offers Over £750,000

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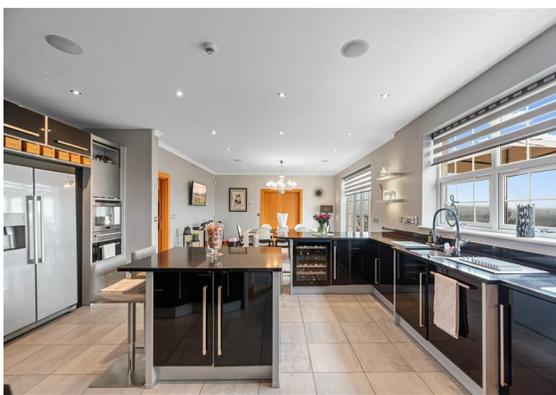


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Clos Aaron is a luxurious SIX BEDROOM detached home finished to an exceptional standard, offering over 4,000 square feet of immaculate accommodation across three floors. Built in 2008 using high-quality materials, this stylish property is part of an exclusive cluster of five executive homes, set on generous gated plots. The spacious interior includes TWO ELEGANT RECEPTION ROOMS, a huge luxury KITCHEN/DINING ROOM and a separate utility area that enhances the kitchen's clean aesthetic. The property boasts six double bedrooms in total, THREE LUXURY BATHROOMS, ground floor WC and stunning oak woodwork throughout, including a striking GALLERY LANDING. A balcony off the rear patio doors occupies an enviable position, ideal to showcase impressive vistas of the ever changing Welsh countryside. The property also benefits from a GAMES ROOM, which has both internal and separate external access. Making it a perfect space for a home office or studio and with bedroom six located above, this versatile space has endless opportunities.

Expansive outdoor space is a further highlight, featuring a beautifully manicured lawn with a charming arbour & a spacious decked area, ideal for entertaining and relaxing whilst taking in the tranquil surroundings. The rear balcony, accessible from both the dining area & main living room, provides a stunning vantage point to enjoy sweeping rural views, while the property's gated front entrance and two spacious driveways ensure security & privacy. Set in a quiet cul-de-sac, the home offers both peace and convenience. Swansea city center is only five miles away, while the stunning Gower Peninsula is easily accessible for coastal adventures. With the nearby M4 ensuring seamless travel to Cardiff, Bristol and beyond, Clos Aaron combines space with luxury living in a location that's hard to beat. Call to view now!





Entrance Hallway

19'8" x 14'11" (6.00 x 4.55)

Spacious tiled hallway with underfloor heating, featuring rich oak woodwork that enhances the home's character. The impressive double-height ceilings, striking chandelier and oak staircase with a gallery landing create a stunning focal point, while a large cupboard & ground floor WC add practicality.



Reception Room One

29'7" x 13'2" (9.04 x 4.03)

With a staggering 9M depth, this incredible space with its pvcu patio doors to the rear balcony, triple aspect windows, dual contemporary led chandeliers, tiled flooring with underfloor heating and electric fireplace, this is a room for all seasons! Featuring an abundance of natural light and double doors to the kitchen/dining room.

Reception Room Two

13'3" x 11'5" (4.04 x 3.49)

Second reception room, with dual pvcu windows to the front aspect, tiled flooring & underfloor heating, contemporary led chandelier and double doors from the hallway.



Cloakroom

5'11" x 3'7" (1.82 x 1.10)

Fully tiled cloakroom, featuring a floating Roca WC & sink, recessed spotlights & pvcu windows.



Kitchen/Dining Room

28'10" x 14'8" (8.81 x 4.49)

This stunning open-plan space truly is the heart of the home. Featuring sleek tiled flooring, recessed spotlights, and a built-in sound system. The space is flanked by panoramic views from the pvcu windows & patio doors. The beautifully designed kitchen offers an array of wall and base units topped with black granite worktops, complemented by integrated appliances including a Neff 5-ring gas hob & extractor, Neff steam oven & microwave, Neff oven/grill, Neff coffee machine, wine cooler and a stainless steel sink. Adding both style and function, the kitchen includes a breakfast bar, along with a matching island featuring extra storage and space for casual dining. The generous dining area comfortably accommodates a full size table, providing the perfect setting for simple suppers and larger gatherings.

Utility Room

17'11" x 8'8" (5.48 x 2.65)

Superb utility space equipped with a large range of fitted units, granite worktop, stainless steel sink and space for a washing machine. Pvcu windows & door to the rear balcony and further single door into the games room/office.

Games Room/Office

17'11" x 16'10" (5.48 x 5.15)

Superb versatile room with internal and separate external access via the patio doors to the front driveway. With fitted carpet, recessed spotlights and staircase up to bedroom six. Currently used as a games room, but also offers potential as a home office/studio or for extra space for a multi-generational living arrangement.

Bedroom Six

15'5" x 13'8" (4.70 x 4.19)

Sixth spacious double bedroom, with vaulted ceiling, recessed spotlights, dual Velux windows, carpet and eaves storage.

Landing

19'8" x 14'11" (6.00 x 4.55)

Spectacular gallery landing, featuring an elegant oak & glass balustrade and soft carpet underfoot, provides access to four double bedrooms, one of the jack & jill bathrooms, with further staircase leading to the main bedroom suite. An airing cupboard houses the water tank, while a large front aspect window fills the space with abundant natural light.

Bedroom One

20'0" x 16'0" (6.10 x 4.90)

Main bedroom suite situated on the 2nd floor, comprising with tiled flooring & underfloor heating. Well-lit with Velux windows & pvcu windows to the front aspect and featuring a generous walk-in dressing area with a range of hanging rails, shelves, drawers & eaves storage. Further door to the en-suite bathroom.

En-Suite Bathroom

16'9" x 9'8" (5.13 x 2.97)

Hotel-inspired bathroom suite featuring a walk-in shower area, dual sink unit, two heated towel rails, fitted storage unit, WC and fitted jacuzzi bath with Aquavision TV.

Bedroom Two

18'4" x 10'11" widest (5.59 x 3.34 widest)

This spacious room features three pvcu windows with impressive views and soft carpeting underfoot. A triple sliding door wardrobe with fitted shelving, drawers and hanging rails offers practicality & convenience. Also with direct access to the main bathroom, creating a jack & jill layout.

Bathroom One

11'10" x 8'6" (3.63 x 2.61)

Stylish modern fully tiled jack & jill bathroom, fully equipped with a jacuzzi bath & Aquavision TV, sink unit & WC. Recessed spotlights and door to the landing.



Bedroom Three

19'3" x 10'11" widest (5.87 x 3.34 widest)

Third spacious double bedroom which enjoys stunning panoramic views through three pvcu windows and soft carpet underfoot. It features a sleek built-in wardrobe with double sliding doors, fitted shelving, drawers and hanging rails. Access to the second jack & jill bathroom, which is shared with bedroom four.

Bedroom Four

13'5" x 10'2" (4.11 x 3.10)

Further double bedroom, with fitted carpet, dual pvcu windows to the front aspect, fitted wardrobes and access to bathroom two.

Bathroom Two

10'1" x 8'11" (3.08 x 2.73)

On-trend metro-tiled jack & jill bathroom, with shower cubicle, floating sink & WC, heated towel rail and pvcu window.

Bedroom Five

13'6" x 9'8" (4.12 x 2.97)

Fifth bedroom located off the main gallery landing, with fitted carpet, dual pvcu windows and fitted wardrobe.

External & Location

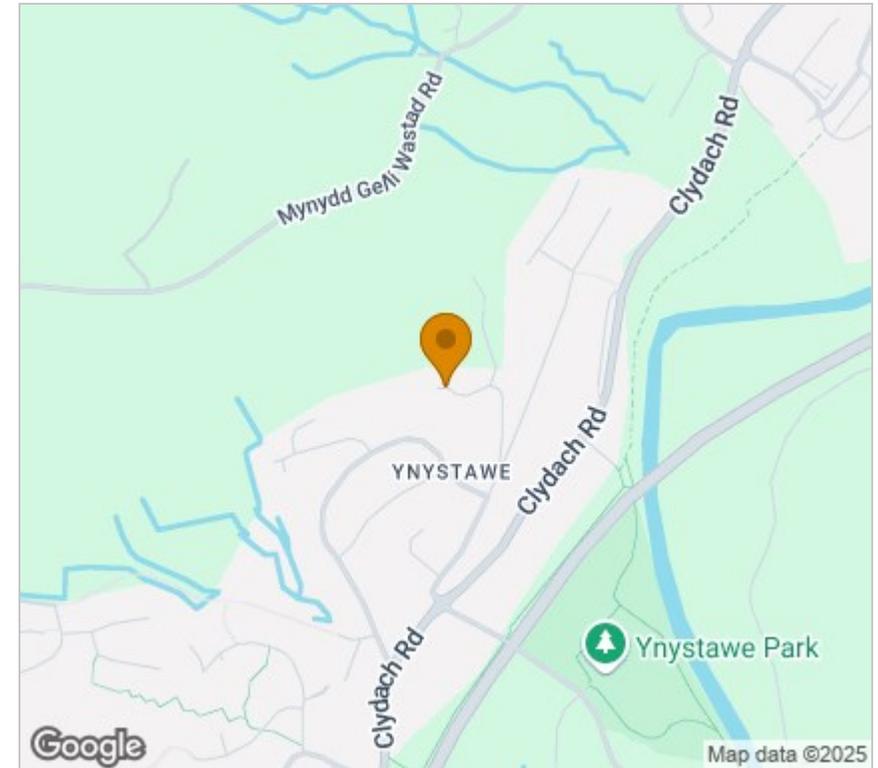
A beautifully designed, multi-tiered garden offering a blend of patio, lawn and raised decking wraps around the property, with astroturf to the side aspect and dual gated driveways to the front. Breathtaking panoramic views of the surrounding countryside are visible to the rear and outdoor space has been designed to maximise enjoyment of this aspect of the property, with a raised entertainment deck and balcony with access from the living room & kitchen/dining room. Enrich your life with a house built for family life & entertaining. Two spacious storage room with light/electricity offer practicality for storage of garden items/furniture.

Located just a few miles from Swansea, Neath and Pontardawe and in close proximity to J45 of the M4, this area offers a variety of amenities, shops, restaurants and leisure facilities. Swansea & Gower also boast award-winning beaches, coastal paths and a vibrant marina, alongside top-tier sporting facilities like championship golf courses and an Olympic-sized swimming pool. With excellent rail connections and easy access to the M4, commuting to Swansea and beyond is convenient and efficient.

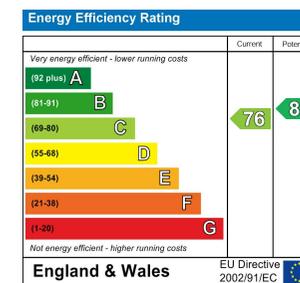
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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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