



**Talycynllwyn Pontarddulais, Swansea, SA4 8QR**

**Price £450,000**

A Superb 8 acre Smallholding set in renowned agricultural area within the Loughor Valley and within a mile of the busy town of Pontarddulais comprising Period farmhouse with wonderful views. Superb range traditional buildings together with Silo Barn, Cubicle Houses and Implement shed all well located around a spacious homestead.. This traditional house retains many fine period features and is in need of refurbishment and provides the following accommodation: Entrance Porch; Reception Hall; Sitting Room with feature fireplace; Dining Room with attractive fireplace; Inner Lobby; Living Room with Parkay in feature fireplace; Kitchen; Rear Hall; Cloakroom; Shower Room; Utility Room; 4 bedrooms. Solid fuel central heating. Sweeping drive to large courtyard around which the farm buildings are arranged. Spacious gardens with Dutch Hay Barn; Cubicle Houses and Silo Barn with enclosed courtyard. Impressive traditional range comprising former Cowshed; Young stock shed; Workshop. Implement Store and Workshops. Former Piggery and Poultry shed. The land is arranged in two convenient sized enclosures around the homestead  
An excellent holding - book a viewing today.

# Pontarddulais, Swansea, SA4 8QR

## THE FARMHOUSE



## ENTRANCE PORCH

### RECEPTION HALL 9'8" x 5'1" (2.96m x 1.56m)

Stairs to first floor. Access to under stair cupboards. Quarry tiled floor. Radiator.

### SITTING ROOM 15'11" x 11'5" (4.86m x 3.48m)

Parkray room heater in oak and tiled surround. Exposed ceiling beam. Radiator.

### DINING ROOM 16'3" x 15'4" (4.97m x 4.68m)

Open fireplace in tiled surround. Impressive beam ceiling. Quarry tiled floor. Radiator.

### INNER LOBBY 7'11" x 3'5" (2.42m x 1.05m)

### LIVING ROOM 16'0" x 12'1" (4.90m x 3.70m)

Parkray room heater in tiled surround. Pine panelled firebreast. Access to pantry.. Radiator.

## REAR HALL

Radiator.

### KITCHEN 8'10" x 7'6" (2.70m x 2.29m)



Single drainer stainless steel sink unit with mixer tap. Base and wall cupboards. Radiator.

### CLOAKROOM 4'5" x 3'1" (1.36m x 0.94m)

### SHOWER ROOM 8'4" x 6'9" (2.55m x 2.06m)

Pedestal hand basin with mixer tap. Access to under stair cupboard. Secondary staircase to first floor.

### UTILITY ROOM 21'0" x 6'10" (6.42m x 2.09m)

Belfast sink unit. Plumbed for automatic washing machine. Tiled shelves. Quarry tiled floor. Rear door.

## FIRST FLOOR

## LANDING 9'6" x 10'2" (2.91m x 3.12m)



Attractive balustrade

### BEDROOM 16'2" x 11'6" (4.95m x 3.52m)



Radiator.

### BEDROOM 13'2" x 12'7" (4.02m x 3.85m )



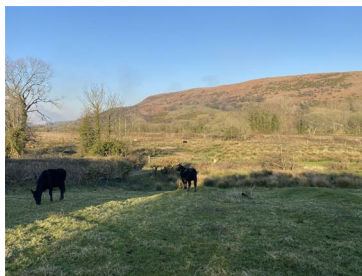
Built in cupboards. Radiator.

### BEDROOM 16'0" x 12'3" (4.89m x 3.74m)

Radiator.

### BEDROOM 9'8" x 6'5" (2.97m x 1.97m)

## OUTSIDE



The property is approached over a sweeping drive that leads from the county road over the mid Wales Line railway. It leads up into a spacious paved courtyard around which all the traditional buildings are arranged.

## THE TRADITIONAL BUILDINGS

A Superb range of brick built buildings which comprise

## FORMER COWSHED

## BARN

with lofted area.

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## OPEN FRONT IMPLEMENT STORE

with adjacent workshop

## FORMER PIGGERY AND POULTRY SHED



## DUTCH BARN

## THE MODERN BUILDINGS

## CUBICLE HOUSE AND LEAN TO

## SILO BARN

with concrete paved enclosed courtyard.

## LAND



Extends to 8 acres or thereabouts which surround the homestead.

## SERVICES

We are advised that the property is connected to mains electric and water. Private drainage.

## TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

## COUNCIL TAX

We are advised that the property is in Band 'E'.

## EDUCATION

There are a wide variety of schools available in Pontarddulais and surrounding area.

## SPORTING AND RECREATIONAL



## LOCATION



## VIEWING



By appointment with BJP

## OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

## N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

## PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

## HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a

## PROBLEM

Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY & VALUATION

## WEBSITE ADDRESS

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