

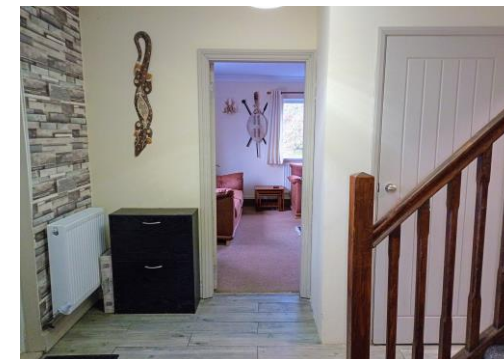
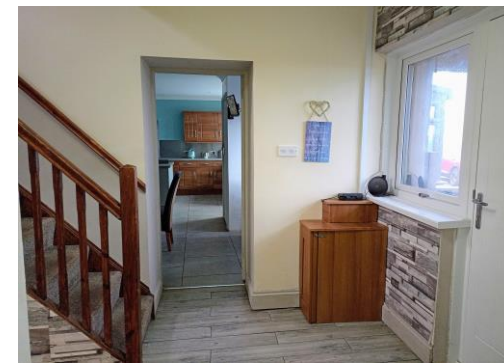
HOUSES FOR SALE IN WALES.CO.UK

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1 Danybeacon, St Thomas, Swansea SA1 8ED
£550,000





£550,000

- ❖ 4 Bedroom Farmhouse + 4 Acres
- ❖ Superb Views Around Swansea Bay
- ❖ Very Convenient Location
- ❖ Extensive Outbuildings

- ❖ 7 Bay Stable Block
- ❖ New Kitchen & Cloakroom
- ❖ Predominantly Pastureland
- ❖ Energy Rating: D

Property Description

A fairly rare opportunity to acquire not only a spacious 4 bedroom SMALLHOLDING with just under 4 acres of land all in but also a property with far reaching, south facing views around Swansea Bay. The Farmhouse itself has had recent refurbishment works which include a new cloakroom and a superb large kitchen / diner, in the house there is also a conservatory, lounge with woodburner, on the first floor there are 4 bedrooms with the master ensuite and a family bathroom. Outside there are extensive outbuildings which include a 7 bay stable block, a number of dog kennels (with under floor heating), various other storage buildings and a very nice "man cave" in one of the outbuildings. It really is quite rare to find a well presented Farmhouse with excellent sea views and with land for less than £600k today so if you like coastal living but don't want to be isolated then this property could be for you.

Accommodation

Entrance via front door giving access to:

Hallway

With UPVC window, large fitted cupboard, staircase to first floor and access into newly refurbished cloakroom.

Cloakroom

Recently refurbished with low level flush WC, pedestal wash hand basin, fully tiled.

Utility

With space and plumbing for washing machine, floor-standing oil-fired boiler.

Kitchen / Diner 20' 6" x 15' 4" (6.25m x 4.67m)

A superb, recently fitted extensive kitchen /diner with an excellent range of wall and base units with sink/drain unit, central island, 2 radiators, LPG cooking range with extractor over, tiled flooring, dishwasher, door out to:

Conservatory 12' 11" x 7' 0" (3.93m x 2.14m)

With double-glazed panels on 3 sides, door out to side.

Living Room 17' 5" x 12' 4" (5.32m x 3.77m)

With UPVC window to front and side, 2 radiators, large wood-burning stove set on brick hearth with timber surround.

Landing Area

A good sized landing with 2 radiators, built-in storage cupboards, 2 UPVC windows to rear.



Master Bedroom 12' 5" x 11' 4" (3.79m x 3.45m)

With UPVC windows providing lovely views over the surrounding countryside and views over Swansea Bay, fitted wardrobes, door to:

En-Suite Bathroom 9' 3" x 5' 6" (2.81m x 1.68m)

With UPVC window, panelled bath with shower over, low level flush WC, wash hand basin set in vanity unit, heated towel rail.

Bedroom 2 12' 1" x 8' 4" (3.68m x 2.54m) max

An L-shaped room with UPVC window, radiator.

Bedroom 3 10' 1" x 9' 5" (3.08m x 2.87m)

With UPVC window, again with lovely views, built-in wardrobe, radiator.

Bedroom 4 10' 10" x 9' 5" (3.30m x 2.88m)

With UPVC window with lovely views over Swansea Bay, built-in cupboard, radiator.

Bathroom 7' 6" x 7' 6" (2.29m x 2.28m)

With UPVC window, low level flush WC, sink unit, corner jacuzzi bath with shower attachment.

Externally

This property is located down a private road which runs in front of the main farmhouse and onto the neighbouring property.

The property is located in an elevated position with commanding views over the St Thomas area of Swansea as well as panoramic views over Swansea Bay.

The property benefits from some 4 acres of land, some of which is elevated behind the house and to the front where there are a couple of level paddocks and a good range of useful outbuildings including kennels, 7 stables, a superb "man cave" in one of the outbuildings, various other storage buildings and a caravan.

Directions

Take the M4 to Junction 45 (signposted Pontardawe/Swansea). Keep right on the slip road and proceed onto the roundabout taking the exit towards Swansea on the A4067. Stay on this road for 2km - there will be slip roads going off but ignore and continue to until you reach a roundabout. Take 2nd exit (straight ahead sign-posted city centre). Continue for 1.5km to the next roundabout. You can keep in the left lane here which by-passes the roundabout. You will go past Swansea Stadium on your left and proceed to the next roundabout. Take the first exit (city centre) stay out of the left lane which goes into a retail park. Continue on this road to the roundabout - go straight over continuing on the A4217. You will go over the river and to the next roundabout - take the 2nd exit to city centre/Cardiff. Continue for approx 1km. You will have iron railings to your right. You will see a bus shelter on your right and then another bus shelter on your left. Take the next left turn into Maesteg Street. Proceed to the end of this road. Turn left and then take the next right turning into Headland Road (immediately after a bus shelter). Follow Headland Road for 150m and take the first track on your left (Dan y Beacon). Stay on this track for 500m. You will go past one property on your left - continue on and the track leads to the property - 1 Danybeacon.

General Information

Viewings: Strictly by appointment with the agents, Houses For Sale in Wales

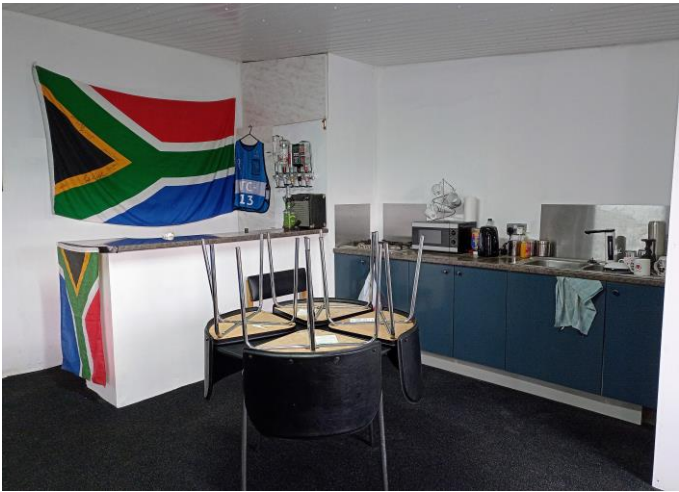
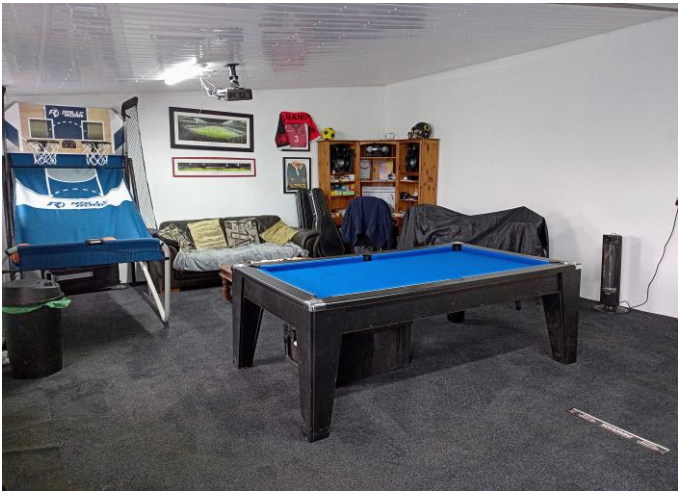
Services: Mains electricity, private water (borehole), private drainage (septic tank), oil-fired central heating. There are also 18 solar panels with 4.8kw battery as well as hot water panels linked to the boiler.

Council Tax: Band C, Swansea City Council.

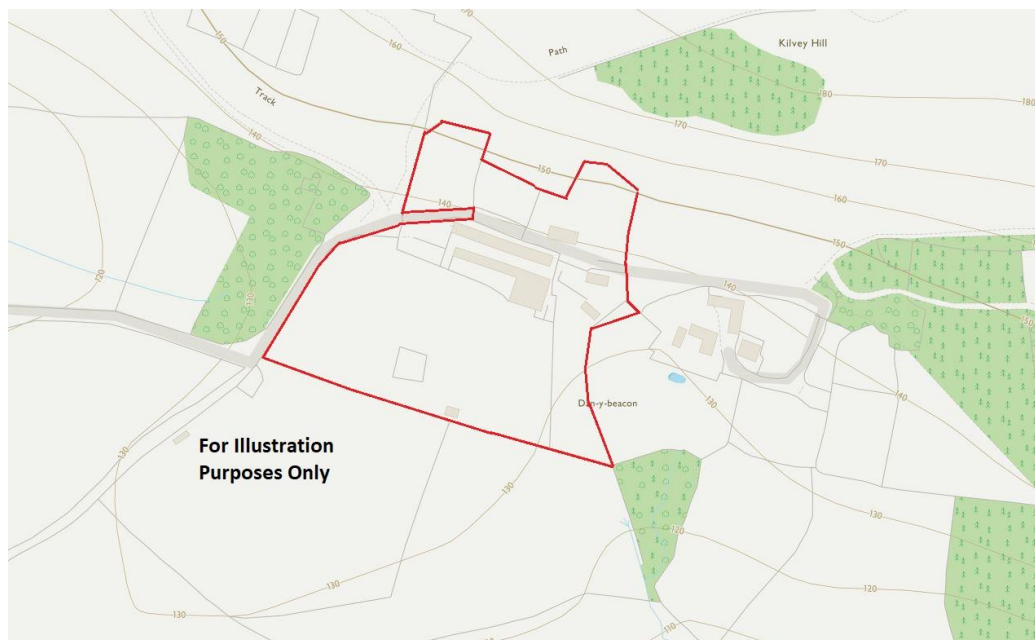






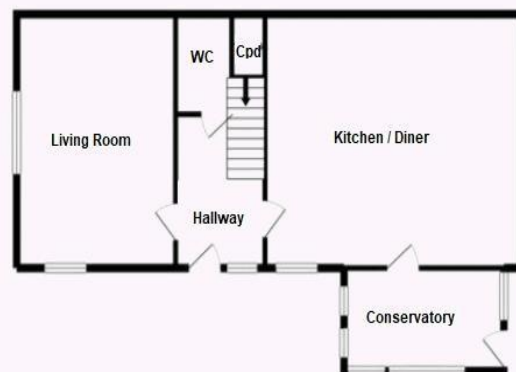




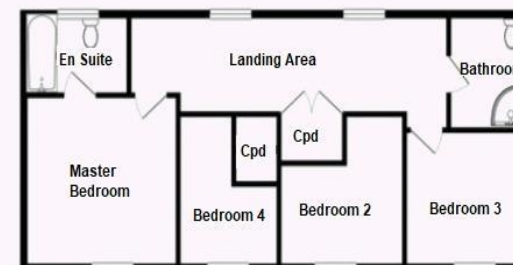


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Ground Floor



First Floor



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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