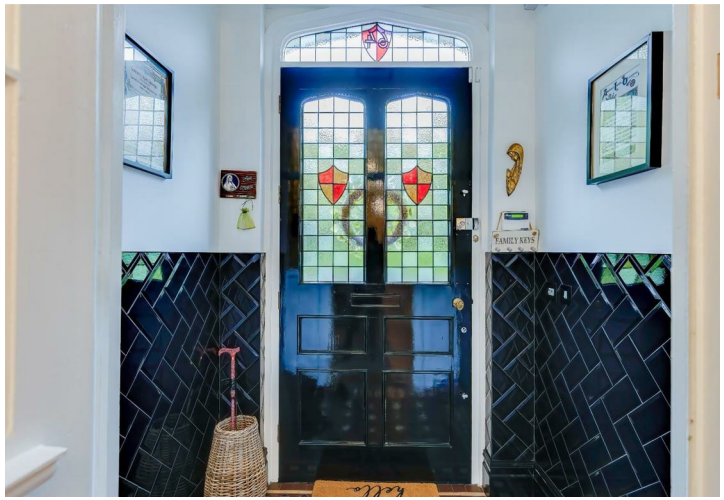
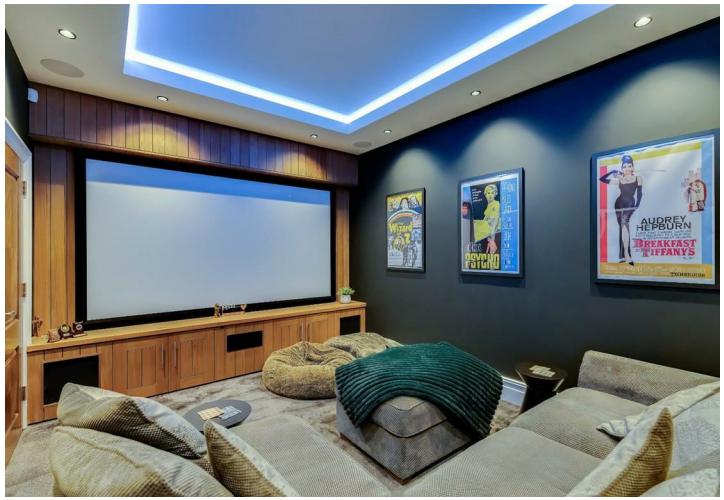
64 Cwmphil Road

Swansea, SA9 2QA

Watts & Morgan


FAMILY KEYS


AUDREY HEPBURN
BREAKFAST AT TIFFANY'S

QUEEN'S GAMBIT

64 Cwmphil Road

Lower Cwmtwrch, Swansea, SA9 2QA

£999,950 Freehold

5 Bedrooms | 5 Bathrooms | 3 Reception Rooms

A vast and impressive family home of approximately 4547 sq.ft, set within approximately 1.96 acres of private grounds within the rural village of Lower Cwmtwrch. Offering five double bedrooms, multiple reception rooms, a large well maintained wrap around garden to include children's play area along with two large outbuildings. this property combines size, privacy, and luxury living all within a short distance from the M4 corridor. Set over three floors this property offers a luxury family home, and the possibility of multi-generational living. This is not a property you would want to miss.

Directions

Swansea City Centre – 14.0 miles

Cardiff City Centre – 50.8 miles

M4 Motorway Junction 45 – 9.2 miles

Your local office: Cowbridge
T: 01446 774152 (1)
E: rural@wattsandmorgan.co.uk

Summary of Accommodation

About the Property

Extending to approximately 4,547 sq. ft, this recently renovated exceptional five-bedroom residence offers an outstanding depth of accommodation, combining scale, elegance and versatility to create a superb family home of considerable distinction.

An impressive recently refurbished period-style porch gives way to a grand and welcoming reception hall, setting the tone for the beautifully appointed interiors beyond. The principal reception space is both generous and refined, while a luxurious cinema room provides an indulgent setting for relaxation. A further versatile room, currently arranged as a bedroom, would equally lend itself to an elegant home office, private study or additional reception room.

Undoubtedly the heart of the home is the magnificent kitchen, seamlessly flowing into a striking orangery dining area. Beautifully designed and bathed in natural light, this impressive open-plan space is perfectly suited to both relaxed family living and stylish entertaining, with doors opening directly onto an expansive patio terrace. The whole of the downstairs benefits from underfloor heating. The kitchen is further complemented by a larder, access to the ground floor shower room and WC, a large oven, gas hob and a range of integrated appliances.

The first floor offers four beautifully proportioned double bedrooms, three of which benefit from en suite facilities, while one is further enhanced by a substantial dressing area. A well-appointed laundry room with additional storage is also conveniently located on this floor.

Occupying the second floor is an impressive bedroom suite, complete with its own bathroom and dressing room, offering an ideal private retreat for guests or family members alike.

A home of exceptional scale and quality, 64 Cwmphil enjoys a delightful setting within the rural village of Lower Cwmtwrch, offering luxurious family living in an enviable location.

Gardens & Grounds

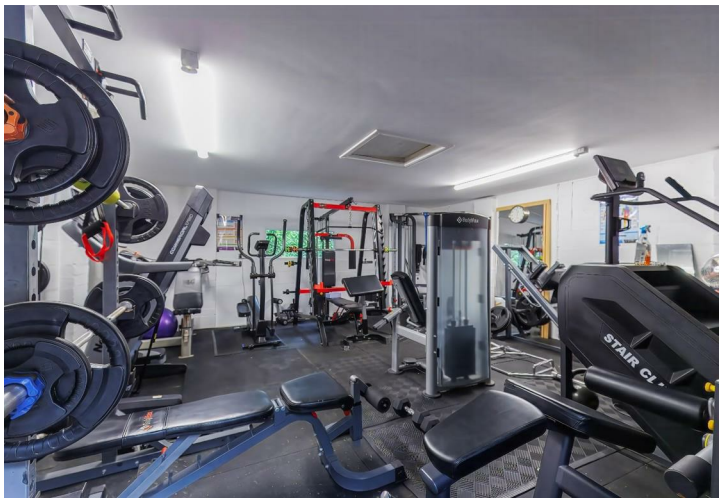
Approached via a right of way, the property is reached along a sweeping, recently resurfaced driveway, beautifully framed by mature trees and creating an immediate sense of arrival reminiscent of a private country estate. This impressive approach sets the tone for the property beyond, while also providing extensive parking.

Set within approximately 1.96 acres of its own private grounds, the property enjoys a wonderfully secluded setting, with wraparound lawned gardens enveloped by established mature trees that enhance both the privacy and the natural beauty of the surroundings. Expansive patio terraces provide superb spaces for outdoor entertaining, al fresco dining and relaxed enjoyment of the setting, while a substantial children's play area adds further appeal for family life.

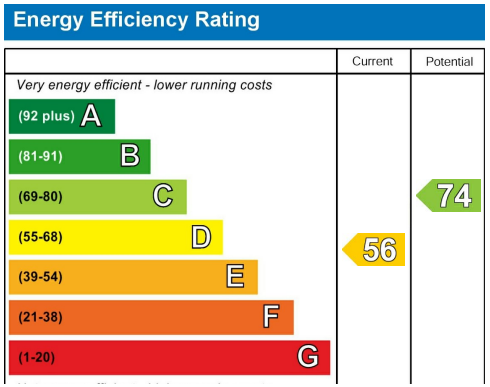
Pathways lead conveniently to two generous outbuildings, one of which is currently arranged as a gym. Together, these buildings offer excellent versatility and scope for a range of uses, including leisure, storage, vehicle accommodation or stylish home office space.

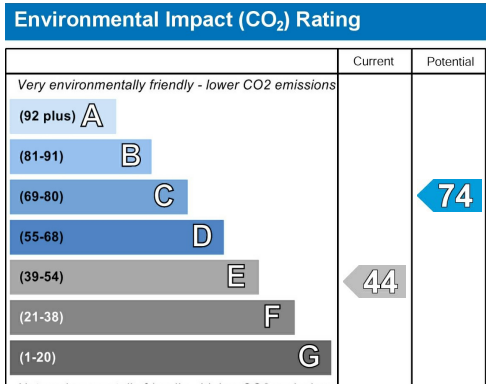
Additional Information

Tenure: Freehold
Services: Oil-fired central heating and private septic tank drainage
Council Tax Band: G



Total area: approx. 422.5 sq. metres (4547.9 sq. feet)





Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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