



4 Clyn Cwm Gwyn,
Killay, SA2 7AQ

A magnificent family home offering over 4,500sqft of luxurious accommodation and nestled on a peaceful private residential road in Killay.

There are five double bedrooms, four bathrooms, four reception rooms and a stunning kitchen dining room running from front to rear in the house.

This is a fabulous location close to, yet tucked away from the shopping and social amenities of Killay (600m). The property is elevated and backs onto open countryside offering lovely views.

£1,100,000
FREEHOLD





4



The property is located on a private road consisting of five luxury homes.

Accessed via a gated driveway there is ample parking to the front of the house and there is a double garage, with a room above which could be used as guest room/office/gym.

The imposing house is laid out over four storeys and is designed in a traditional style.

A covered entrance leads to a fabulous reception hall in the centre of the house with a breathtaking staircase leading to the galleried landing on the first floor.

The entrance hall gives access to the main reception, kitchen family room, downstairs WC and stairs leading down to the lower floor.

The main reception is a beautiful room that leads from front to rear with windows to three sides and a handsome fireplace. To the rear of this room there are French doors which offer wonderful country views and lead out to the attractive south facing sun terrace which runs across the rear of the house.

This living room offers access into the dining room which sits at the back of the house and also opens onto the sun terrace. And in turn leads into the kitchen family room which also runs front to rear in the property. The kitchen is country in style with a smeg fridge, range cooker, and stunning granite work surfaces.

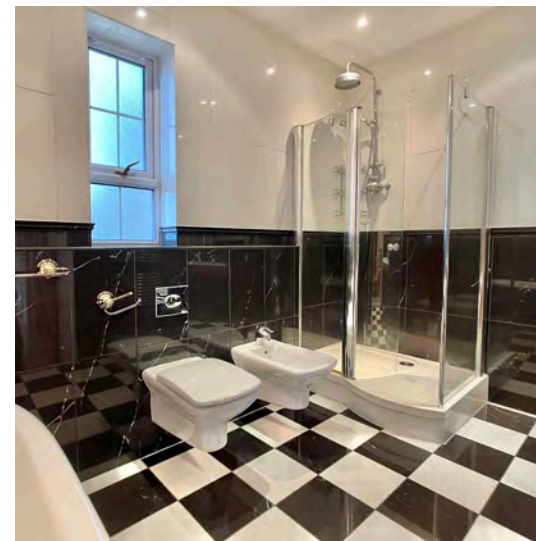
Taking the stairs down to the lower ground floor there are two further reception rooms, a spacious utility room, shower room and a store room.

On the first floor, surrounding the stunning galleried landing are four double bedrooms. The bedrooms are serviced by two luxurious 'jack and jill' bathrooms and all the bedrooms have high quality built in wardrobes.

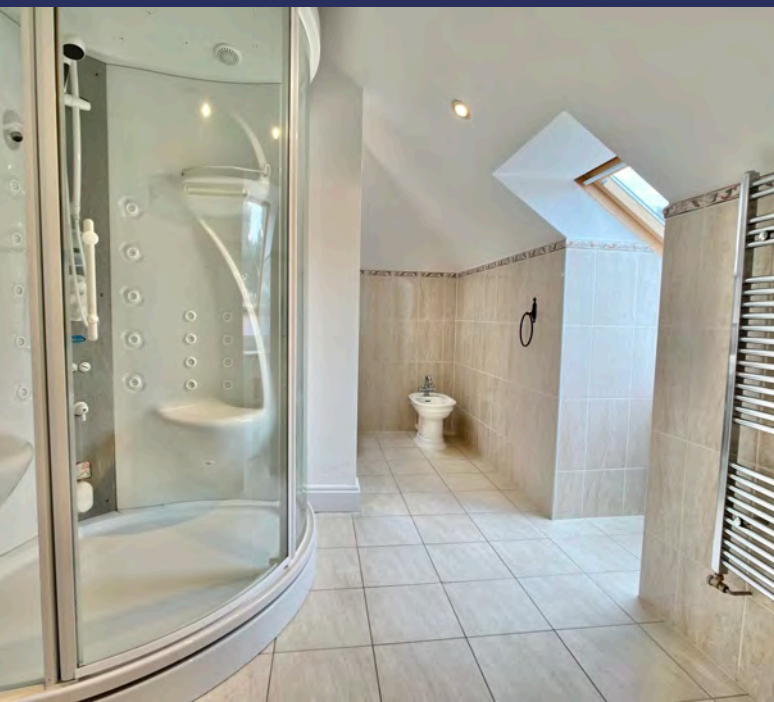
On the second floor is the master bedroom suite which occupies the whole floor and boasts another luxurious bathroom, built in wardrobes, built in fridge and a velux balcony window.







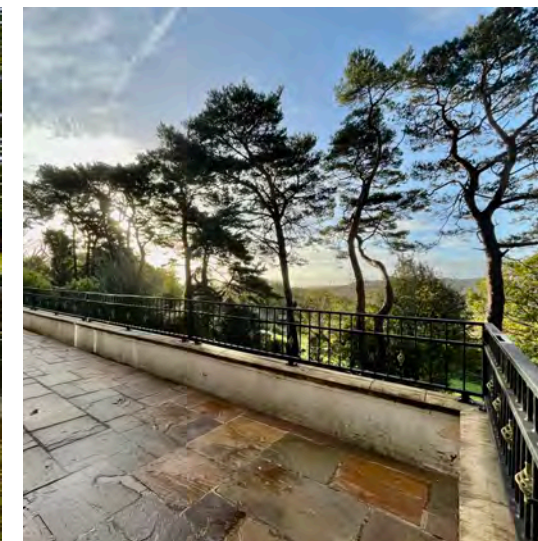




To the rear the garden is landscaped and decked.

There is a large sun terrace across the rear of the house which gives access onto attractive decking which leads down to a lawned area of the garden.

The garden is South Facing and surrounded by stunning mature trees and boasts lovely views over open countryside to the rear.

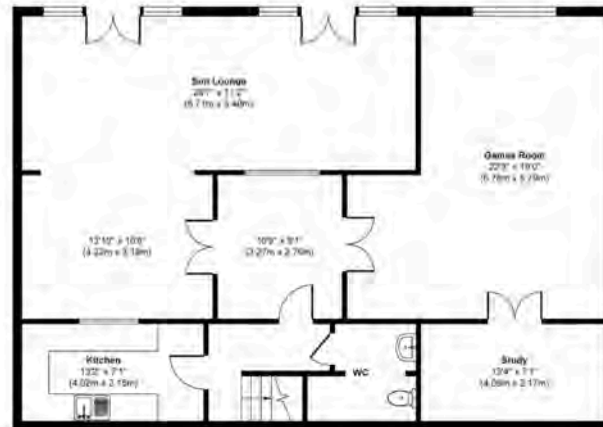
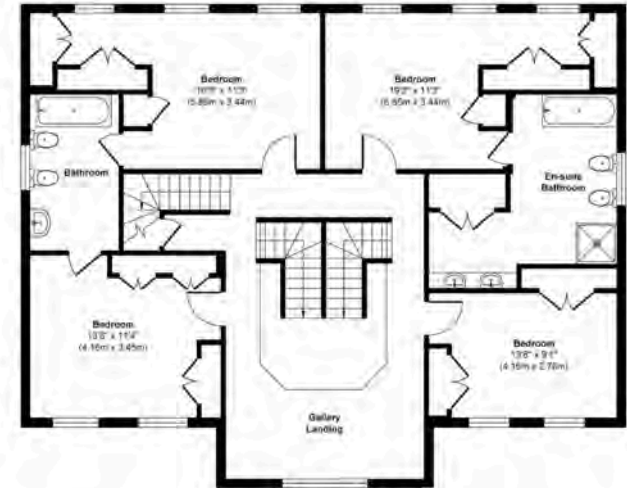
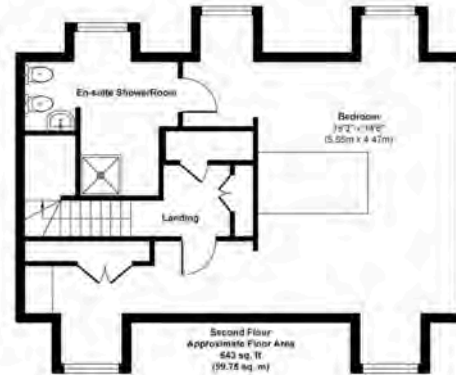
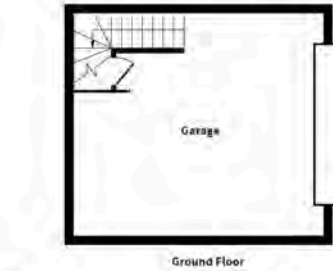


The property is FREEHOLD

The property is connected to all mains services with two gas boilers powering the central heating which is underfloor heating on the ground and first floor and radiators on the remaining levels.

The council tax band is I (£4,398p.a.)

The EPC rating is C



4 Clyne Cwm Gwyn, Killay

Approx. Gross Internal Floor Area 4511 sq. ft / 419.26 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Killay is an incredibly popular suburb of Swansea which borders Gower - an Area of Outstanding Natural Beauty.

Killay has a bustling shopping centre for all day to day amenities, with medical centre and Olchfa School which is one of Swansea best secondary schools. If you visit Killay Precinct and nearby Gower Road, unless you want something really niche - you'll probably find what you need there. There's a flooring store, a supermarket, a stationary shop, car parts seller, barbers, pub, cafe, charity shop, residential lettings, chip shop, bakery and much more besides.

The village offers easy access to Gower (1 mile), Swansea (3 miles), Mumbles (2 miles) and the M4 (6.5 miles).





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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.

