

## Trelawney, Llanmorlais, Swansea, SA4 3TL

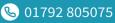
Offers Over £600,000

🍋 4 🚰 2 🚘 2



- Four Bedroom Detached Property
- Edwardian Period Features Throughout
- 0.5 Acre Garden With Vegetable Patch and Greenhouse
- Wood Burning Stove and Oak Surround
- Offered With No Onward Chain

- Loft Room with Dressing Room and En-Suite
- Stunning Views Over The Estuary
- Two Driveways, Detached Garage and Garden Room
- Utility Room and Ground Floor WC
- Close to Amenities in Nearby Crofty and Penclawdd



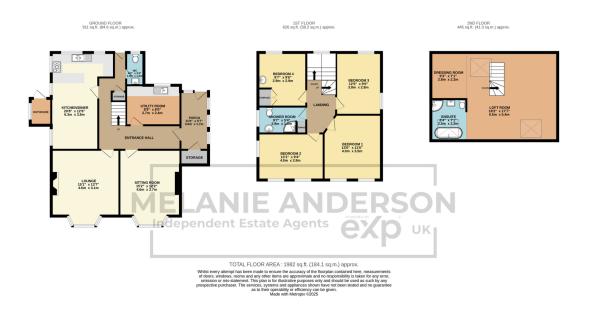
Swansea, Mumbles & Cower

## ☑ sales@melanieanderson.co.uk

Melanie Anderson Independent Estate Agents is an approved agent at eXp World UK Limited, trading as eXp UK, registered at C/O Corporation Service Company (Uk) Limited, 5 ChurchillPlace, 10th Floor, London, United Kingdom, E14 5HU. Company number 12016573. VAT no 327 4120 29. If you have instructed another agent to sell your house and instructed eXp World Ltd tosell your property at the same time, then you could be liable to pay both agents. It is recommended that you check the contract you have with your current agent.

## MELANIE ANDERSON Independent Estate Agents ехр ик





Impressive detached property, formerly the local school headmaster's residence, dating back to 1907. This home provides a blend of period charm and modern comfort. Enjoying stunning estuary views from various vantage points throughout the property and garden. Benefitting from two reception rooms, a kitchen/dining room, utility, and WC on the ground floor. The first floor briefly comprises of four double bedrooms and a family bathroom, with a converted second floor loft room providing a bedroom, open dressing room, and en-suite bathroom.

Outside there are well-maintained mature gardens, with two driveways and a detached garage. A sheltered vegetable patch, greenhouse, and additional outbuilding offers further opportunity for storage, a home office, or studio space.



Swansea, Mumbles & Cower

☑ sales@melanieanderson.co.uk

Melanie Anderson Independent Estate Agents is an approved agent at eXp World UK Limited, trading as eXp UK, registered at C/O Corporation Service Company (Uk) Limited, 5 ChurchillPlace, 10th Floor, London, United Kingdom, E14 5HU. Company number 12016573. VAT no 327 4120 29. If you have instructed another agent to sell your house and instructed eXp World Ltd tosell your property at the same time, then you could be liable to pay both agents. It is recommended that you check the contract you have with your current agent.



This property's semi-rural location offers a peaceful retreat while remaining close to amenities in nearby Crofty and Penclawdd. Freehold. Viewing is highly recommended.

**&** 01792 805075

Swansea, Mumbles & Cower

☑ sales@melanieanderson.co.uk

Melanie Anderson Independent Estate Agents is an approved agent at eXp World UK Limited, trading as eXp UK, registered at C/O Corporation Service Company (Uk) Limited, 5 ChurchillPlace, 10th Floor, London, United Kingdom, E14 5HU. Company number 12016573. VAT no 327 4120 29. If you have instructed another agent to sell your house and instructed eXp World Ltd tosell your property at the same time, then you could be liable to pay both agents. It is recommended that you check the contract you have with your current agent.