


**1126 Llangyfelach Road, Tirdeunaw, Swansea, SA5 7HY**

Offers Over £850,000

 5  3  5



- Impressive Five Bedroom Detached Property
- Flexible Living Options with Multiple Adaptable Spaces
- Heated Swimming Pool & Changing Rooms
- Three Well-Appointed Reception Rooms
- Pool Terrace & Sheltered Rear Patio
- Generous 1.3 Acre Plot
- Substantial Driveway & Triple Garage
- Two Family Bathrooms & Master En-Suite
- Multiple Outbuildings Provide Versatile Storage Options
- Ever Popular Semi-Rural Llangyfelach Location



# MELANIE ANDERSON

Independent Estate Agents

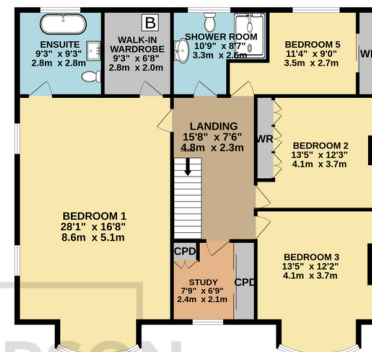
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GROUND FLOOR  
2212 sq.ft. (205.5 sq.m.) approx.



1ST FLOOR  
1369 sq.ft. (127.1 sq.m.) approx.



TOTAL FLOOR AREA : 3581 sq.ft. (332.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Welcome to 1126 Llangyfelach Road, an iconic and spacious family home set within approximately 1.3 acres in a peaceful semi-rural location. This home offers flexible living arrangements making it ideal for multigenerational living or those seeking versatile space.

The ground floor accommodation briefly comprises three reception rooms, kitchen/breakfast room, bedroom, additional kitchen/diner, bathroom, utility room, and a WC/laundry room. Upstairs, you'll find four double bedrooms, family bathroom, master en-suite, and study.

Benefitting from gated access, an extensive driveway with ample parking, a heated swimming pool with sun terrace and pool house, a triple garage, barn, sheltered rear patio, masonry shed,

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greenhouse, and open-fronted storage, offering a rare combination of luxury, practicality, and space.

Located just a short drive from Swansea city centre, the property enjoys the perfect balance of rural tranquillity and urban convenience.