

Llangyfelach Road, offers over £390,000

- Detached House
- Ideal For Growing Families
- En-Suites To Most Bedrooms
- Driveway For Multiple Vehicles
- Balcony & Generous Garden To Rear
- Council Tax Band D
- EPC Rating: D







01792 798201 morriston@peteralan.co.uk



About the property

Welcome to this stunning 5/6-bedroom detached home on the sought-after Llangyfelach Road, perfect for larger families looking for space, comfort, and convenience. This impressive property boasts en-suites and fitted wardrobes to most of the bedrooms, including a luxurious balcony and en-suite off the first bedroom, ensuring privacy and comfort for all.

The ground floor offers versatile living spaces, including a generous-sized kitchen, a separate dining room and utility room ideal for family gatherings, multiple reception rooms, and a dedicated study - perfect for those who work from home. A flexible downstairs sitting room doubles as a sixth bedroom, complete with its own shower room, providing options for guests or multigenerational living.

Step outside to the rear garden, where you'll find a beautiful patio area perfect for al fresco dining, with stairs leading up to a private, grass-enclosed area - a peaceful retreat for relaxation and play.

Ideally located with excellent access to both Welsh and English schools, and convenient transport links to the M4, Morriston Hospital, DVLA, and Swansea University, this home is also just a short bus ride away from Swansea City Centre. If you are searching for your forever family home, this property on Llangyfelach Road is not to be missed!









Hallway

Living Room

31' Max into bay x 12' 5" Max (9.45m Max into bay x 3.78m Max) **Dining Room**

12' x 10' 2" (3.66m x 3.10m) Sitting Room/ Bedroom 6

Shower Room

Study

9' 9" x 6' 4" (2.97m x 1.93m) **Kitchen**

11' 2" Max x 9' 2" Max (3.40m Max x 2.79m Max) Landing

Bedroom One

12' Max x 10' 2" Max (3.66m Max x 3.10m Max) $\ensuremath{\text{En-Suite}}$

Balcony

Bedroom Two

9' 8" Max x 13' 1" (2.95m Max x 3.99m) Bedroom Three

10' 9" Max x 6' 7" Max (3.28m Max x 2.01m Max) Jack And Jill En-Suite

Bedroom Four

14' 1" Max into eves x 9' 2" (4.29m Max into eves x 2.79m

) Bedroom Five

6' 8'' x 8' 5'' (2.03m x 2.57m) **External**

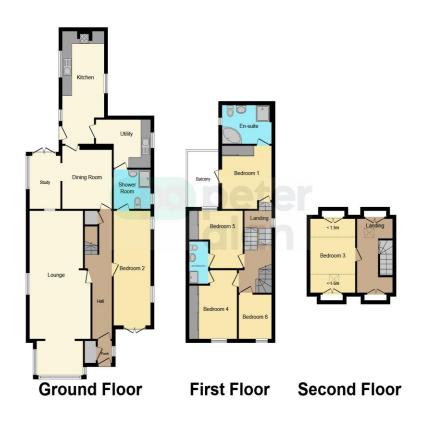




01792 798201 morriston@peteralan.co.uk



Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

