



## 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



 5  4  0



## 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 multi-generational 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!





## Accommodation

### 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 )

### 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 eaves x 9' 2" ( 4.29m Max into eaves x 2.79m )

### Bedroom Five

6' 8" x 8' 5" ( 2.03m x 2.57m )

### External

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## 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](http://www.focalagent.com)

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