



44 Llyn Tircoed, Tircoed, Village, Penllergaer, Swansea, SA4 9LB

£375,000

This detached family home, situated in a sought-after location of Tircoed Village, offers a well-appointed living experience. The ground floor features an entrance porch leading to a hallway, sitting room/study, and a spacious lounge. The heart of the home is a modern and well-designed kitchen that seamlessly opens into the family room, which serves dual purposes as a sitting and dining area. Double doors connect this space to the garden, creating a perfect setting for summer enjoyment. The central focal point is a multi-fuel burner, ensuring a cosy ambiance during winter days and nights.

Upstairs, the first floor hosts four bedrooms, including an en-suite off the primary bedroom, and a family bathroom, providing both comfort and convenience for the household. Externally, the property boasts off-road parking at the front, with side access leading to a rear garden that is both private and scenic, backing onto a wooded area. The outdoor space is thoughtfully designed with a patio, decking area, and a lawned garden and the added bonus of facing South-West. This family home offers a harmonious blend of modern design, versatile living spaces, and a picturesque outdoor setting. With its desirable location viewing is highly recommended for those seeking a comfortable and well-balanced family lifestyle.

The Accommodation Comprises

Ground Floor

Porch

Entered via door to front with door leading into the entrance hall.

Hall

Wooden flooring, staircase to first floor, radiator.

Lounge 23'4" x 9'10" (7.12m x 2.99m)



A spacious reception room with double glazed bay window to front, double glazed doors leading into the family room, wooden flooring, coving to ceiling, radiators.

Sitting Room 11'1" x 9'3" (3.38m x 2.83m)



Double glazed window to front, radiator.

WC



Two piece suite comprising, wash hand basin and WC. Tiled splashback, ceiling spotlights, radiator.

Kitchen 10'0" x 15'5" (3.05m x 4.71m)



The open-plan kitchen is the dynamic focal point of this home, seamlessly integrated with the family room. This modern kitchen boasts a charming design, featuring a variety of wall and base units with ample worktop space. The kitchen includes a 1+1/2 bowl sink unit, tiled splashbacks, and convenient spaces for a fridge/freezer, built-in dishwasher, and washing machine. Equipped with eye-catching details, the kitchen showcases an eye-level electric double oven, a four-ring induction hob with an extractor hood overhead, and tiled flooring. The thoughtful inclusion of ceiling spotlights adds a touch of sophistication, enhancing both functionality and aesthetics in this vibrant living space.

Family Room 11'11" x 24'10" (3.64m x 7.57m)



The open-plan family room, utilized for both sitting

and dining, stands as the central hub of this home. Abundant natural light streams in through windows on the side and rear, complemented by skylight windows the room is bathed in natural light that enhances its inviting atmosphere.

Double doors provide a seamless connection to the rear garden, blending indoor and outdoor living. The inclusion of a multi-fuel room adds a touch of cosiness during the winter months while ensuring the space remains enjoyable and adaptable throughout the warmer seasons. This versatile and well-appointed room reflects the heart of family life, offering comfort, natural illumination, and a harmonious link to the surrounding outdoor environment.

First Floor

Landing

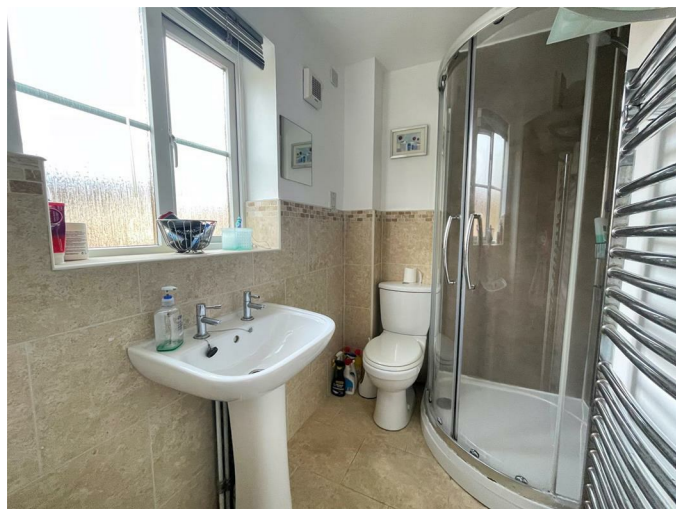
Access to boarded loft, storage cupboard housing the boiler.

Bedroom 1 13'5" x 10'2" (4.08m x 3.11m)



Double glazed window to front, double wardrobe, radiator.

En-suite



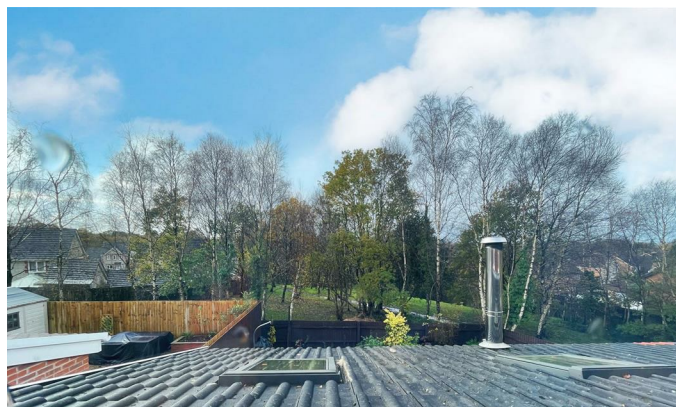
Three suite comprising corner shower cubicle, wash hand basin and WC. Half tiled walls, frosted double glazed window to front, heated towel rail, tiled flooring with under floor heating.

Bedroom 2 7'11" x 12'6" (2.41m x 3.80m)



Double glazed window to rear, laminate flooring, double wardrobe, radiator.

Views From The Rear Bedrooms



Bedroom 3 7'11" x 10'4" (2.42m x 3.15m)



Double glazed window to rear, laminate flooring, storage cupboard, radiator.

Bedroom 4 8'6" x 8'1" (2.60m x 2.47m)



Double glazed window to front, radiator.

Bathroom



Three piece suite comprising a bath, wash hand basin and WC. Part tiled walls, heated towel rail, tiled flooring with under floor heating, double glazed window to side.

External



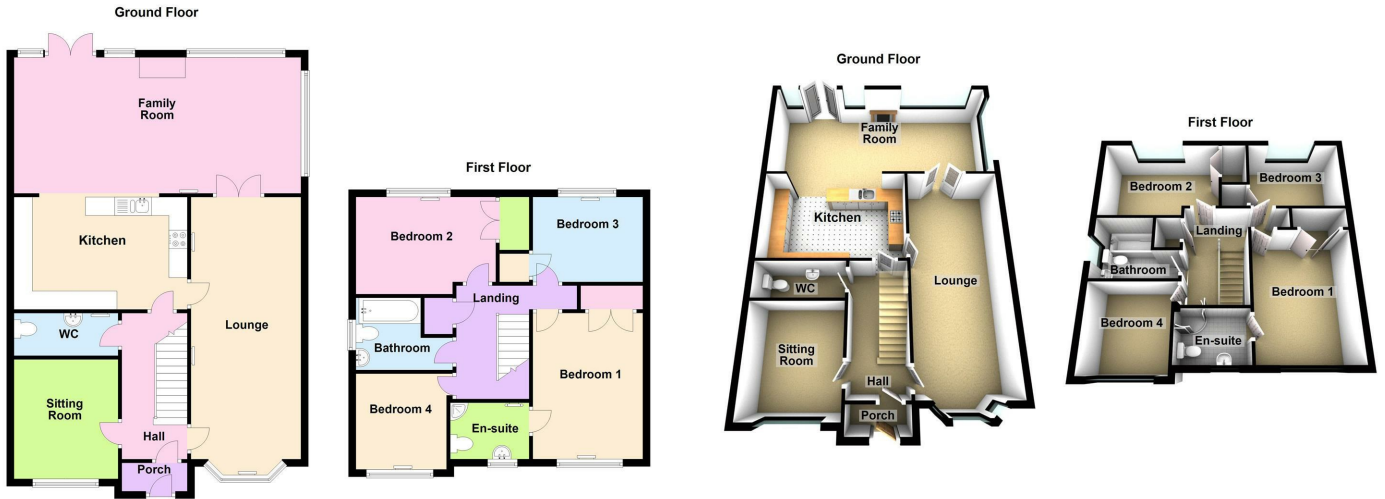
This property boasts off-road parking at the front, complete with an electric car charging point for added convenience. The side access leads to the enclosed south-west facing rear garden, which backs onto a scenic wooded area. The well-designed outdoor space includes a lawned area, a paved patio, and a charming decking patio to the other side of the property is a storage shed with a doors leading front to rear.

Agents Note

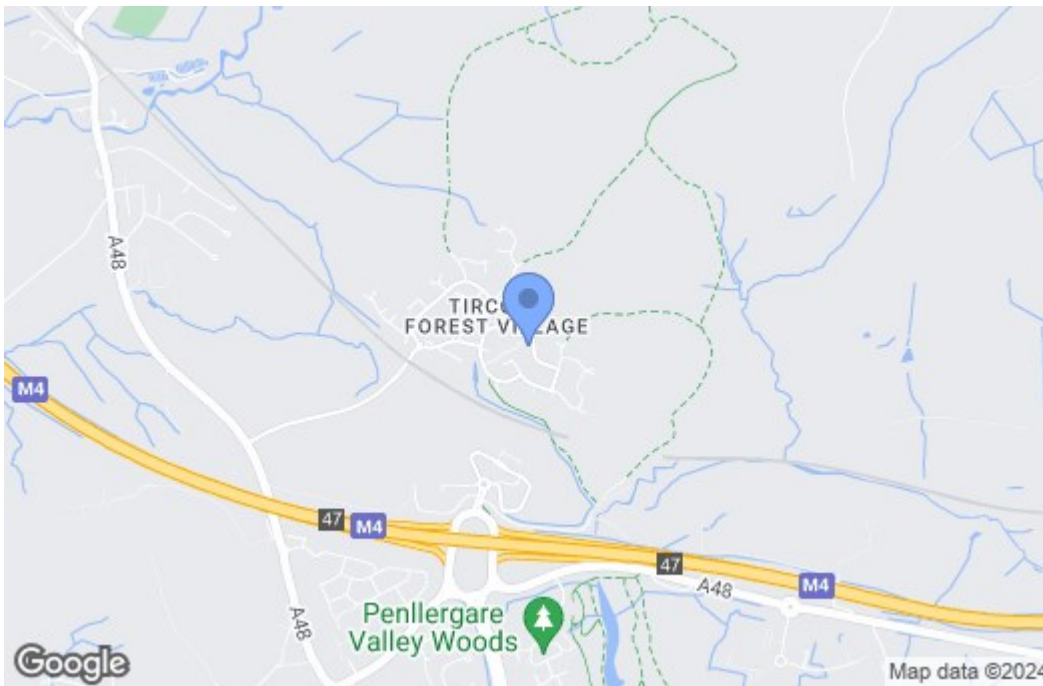
Tenure - The owner is in the process of buying the Freehold

Council Tax Band - E

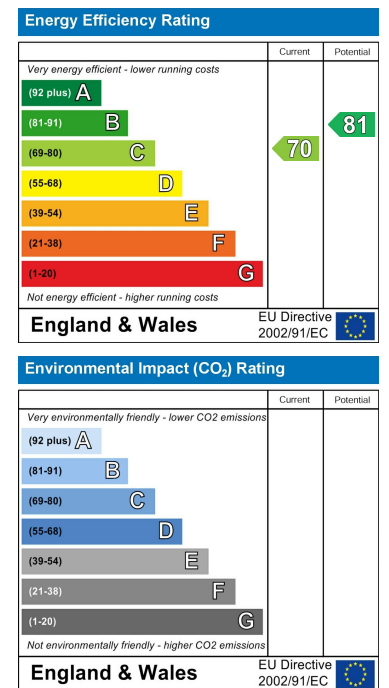
Floor Plan



Area Map



Energy Efficiency Graph



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