



## 23 Nant Y Creyr, Llansamlet, Swansea, SA7 9GF

**£450,000**

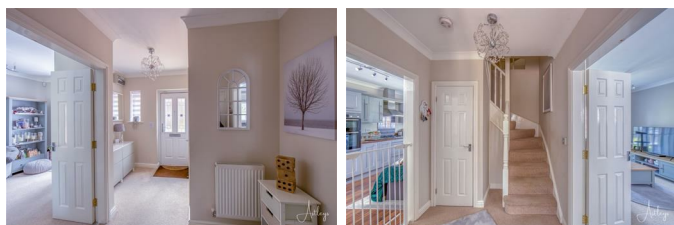
This exceptional five bedroom detached family home, constructed by the renowned premium home builder Charles Church, offers an expansive 1,345.49 square feet of living space across three well-designed floors. As you step inside, you are greeted by a generous hallway, a convenient WC, a welcoming reception room and a spacious kitchen/dining room with an adjoining utility room. The upper floors boast five bedrooms, two en-suites and a family bathroom, providing ample space for everyone to enjoy their own privacy and comfort. One of the highlights of this property is the enclosed rear garden, featuring a charming decking patio area perfect for outdoor gatherings. The garden also offers rear access to the double driveway and a double detached garage, ensuring convenient parking and storage solutions. Adding to its appeal, the garden backs onto the Swansea Vale Nature Reserve, offering a tranquil scenic backdrop. Additionally, this home is situated near schools including a highly sought-after Welsh school, renowned for its excellent reputation. With ample room for both relaxation and entertainment, this property provides a perfect balance of comfort and luxury, ensuring a high-quality living experience for discerning buyers.



## The Accommodation Comprises

### Ground Floor

#### Hall



Upon entering through the front door, you are welcomed into a spacious entrance hall. Featuring a convenient understairs storage cupboard for coats and shoes, radiator and staircase leading to the first floor.

#### WC



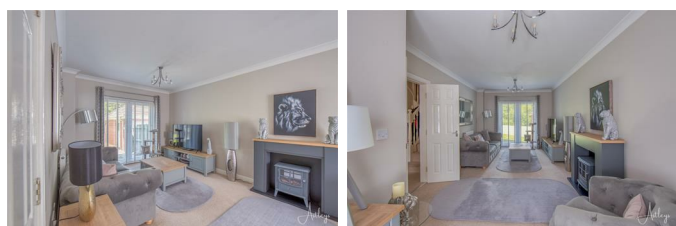
The ground floor WC features a two-piece suite, comprising a wash hand basin and a WC. The room is stylishly designed with half-tiled walls, radiator, frosted double-glazed window at the front.

### Lounge 21'5" x 10'8" (6.53m x 3.25m)



The spacious lounge is a bright and inviting area, featuring a double-glazed window at the front, radiator, coving to the ceiling, double doors that open out to the garden, seamlessly connecting indoor and outdoor living spaces and providing a perfect setting for relaxation and entertaining.

#### Another Aspect Of The Lounge



### Kitchen/Dining Room 24'5" x 9'1" (7.43m x 2.77m)



A functional and stylish space, fitted with a range of wall and base units offering ample storage. It features a 1+1/2 bowl stainless steel sink unit and built-in appliances, including a fridge/freezer, integral dishwasher, eye-level electric double oven, four-ring gas hob with an extractor hood overhead. Two radiators, coving to the ceiling, double glazed windows at both the front and rear provide natural light, creating a bright and welcoming atmosphere. A door conveniently leads to the utility room, adding to the practicality of this well-designed kitchen and dining area.

### Another Aspect Of The Kitchen/Dining Room



### Another Aspect Of The Kitchen/Dining Room



### Utility Room 6'4" x 6'11" (1.94m x 2.12m)



The utility room, located off the kitchen, is equipped with a range of base units providing additional storage. It features a 1+1/2 bowl stainless steel sink unit with plumbing for a washing machine and space for a tumble dryer the wall-mounted boiler is also housed here. Additionally, a door leads directly to the rear garden, offering easy access to the garden.

### First Floor

#### Landing

Staircase to second floor.

### Master Bedroom 15'5" x 14'8" (4.70m x 4.46m)



The master bedroom is a spacious retreat, featuring two double-glazed windows at the front that flood the room with natural light. The bedroom is equipped with two double built-in wardrobes, providing ample storage space. Coving to ceiling and two radiators with a door leading to the en-suite bathroom, offering convenience and privacy.



### En-suite Bathroom



The en-suite bathroom off the master bedroom, featuring a four-piece suite comprising a bath, tiled shower cubicle, wash hand basin and a WC. The walls are half-tiled, radiator, frosted double glazed window at the rear.

### Bedroom 2 12'5" x 9'1" (3.78m x 2.77m)



Double-glazed window at the rear, built-in double wardrobe, coving to the ceiling, radiator and for added convenience a door leads directly to the en-suite bathroom, offering privacy and functionality.

### En-suite



Three piece suite comprising a tiled shower cubicle, wash hand basin and WC. Half tiled walls, radiator, frosted double glazed window to rear.

### Bedroom 5 8'8" x 12'11" (2.65m x 3.94m)

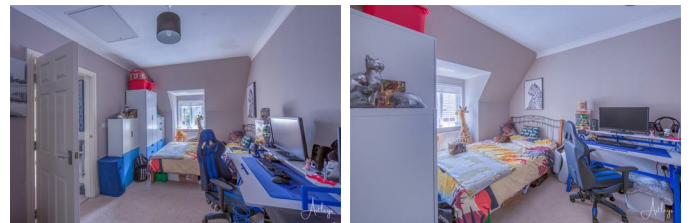
Double glazed window to front, storage cupboard, radiator.

### Second Floor

The second floor of this home offers flexible accommodation, perfect for various lifestyle needs. It includes a bathroom and two additional bedrooms, one of which could easily be utilised as a reception room, making it an ideal space for teenagers seeking their own retreat. This versatile layout provides ample opportunities for customization, whether you need extra sleeping quarters, a private living area, or a hobby room. The thoughtful design ensures that this floor can adapt to the evolving needs of your family.

### Landing

### Bedroom 3 17'5" x 10'8" (5.31m x 3.25m)



Double glazed window to front and side, two double built-in wardrobes, eaves storage, radiator.

### Bedroom 4 16'6" x 9'1" (5.03m x 2.77m)



Double glazed window to front, two double built-in wardrobes, storage cupboard, eaves storage, radiator.

### Bathroom



Three piece comprising bath with shower over, wash hand basin and WC. Half tiled walls, skylight, radiator.

### External

The outside of the property features a detached double garage and a driveway that provides parking for four cars. Side access leads to the rear of the property, enhancing convenience. Wrought iron gates enclose the front, adding a touch of elegance and security.

The rear garden is a charming retreat, backing onto the serene Swansea Vale Nature Reserve. It is mainly laid to lawn, complemented by a decking patio ideal for outdoor dining and relaxation.

### Front Aspect



### Rear Garden



### Rear Garden



### Aerial Images





## Aerial Images



### Agents Nore

Tenure - Freehold

Council Tax Band - F

Services - Mains electric. Mains sewerage. Mains Gas.  
Water Meter.

Mobile Coverage - EE Vodafone Three O2

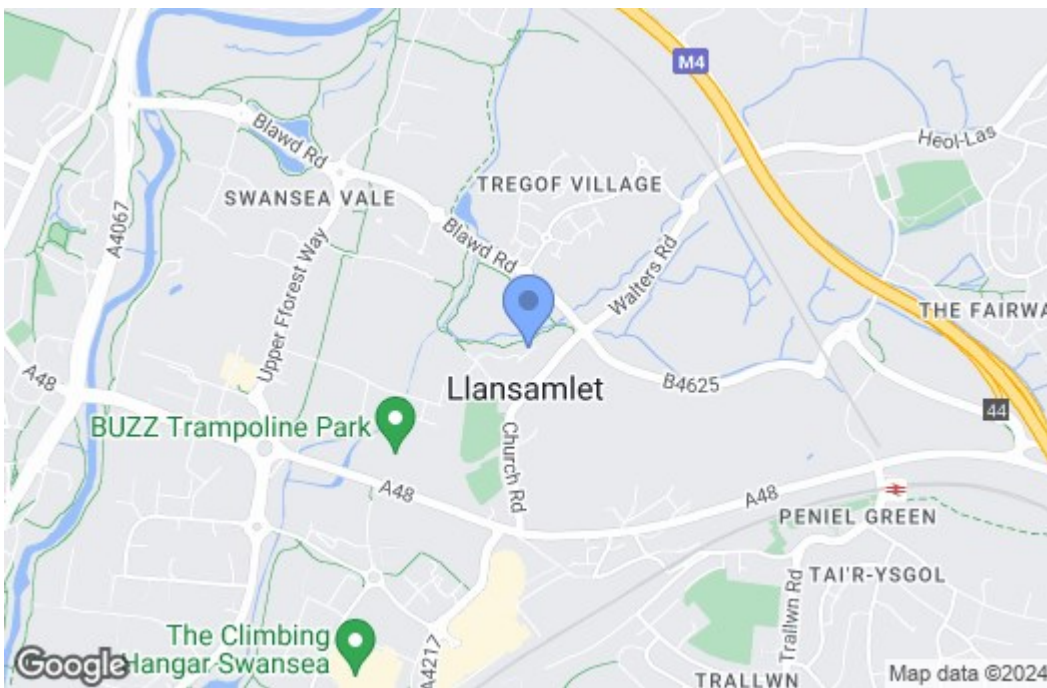
Broadband - Basic 7 Mbps Superfast 35 Mbps Ultrafast  
9000 Mbps

Satellite / Fibre TV Availability - BT Sky

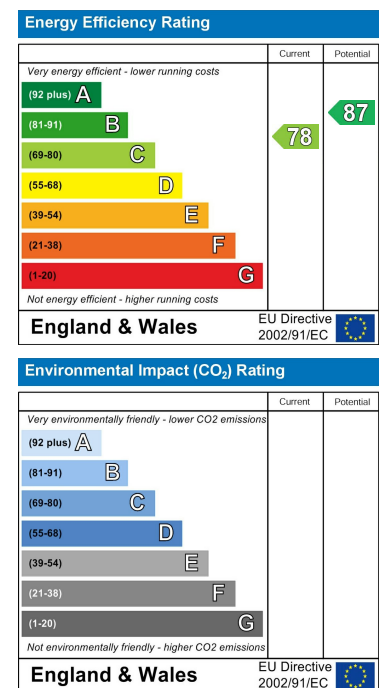
## Floor Plan



## Area Map



## Energy Efficiency Graph



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