



4 Ffordd Tyn-Y-Coed, Clydach, Swansea, SA6 5PP

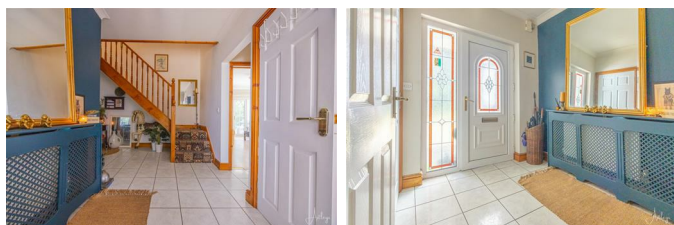
£695,000

This charming four-bedroom detached family home enjoys picturesque views of the canal from its garden and is situated on a private road in the sought-after village of Clydach. The peaceful setting offers convenience, being near local shops, schools, and providing easy access to the City Centre, Morriston Hospital, and the M4 corridor. The ground floor features a well-defined layout with a welcoming entrance hall, four reception rooms a kitchen/diner with a utility room. Upstairs, the spacious landing leads to four double bedrooms, including an en-suite shower room off the master bedroom, and a family bathroom. Externally, the property boasts a spacious gravelled stone driveway, surrounded by trees, creating a picturesque entrance. The driveway leads to a double garage, offering ample parking and storage space. The enclosed rear garden, with its canal views, provides a perfect setting for outdoor activities or peaceful relaxation. Surrounded by mature shrubs, trees, and a patio area, it offers a serene and private atmosphere, with a large lawn area ideal for leisure and play.

The Accommodation Comprises

Ground Floor

Entrance Hall



Upon entering through the front door, you are greeted by an inviting entrance hall featuring tiled flooring and a radiator. A staircase leads to the first floor, enhancing the welcoming atmosphere of this charming home.

Sitting Room 14'6" x 14'3" (4.41m x 4.35m)



This cosy room features a fire with an exposed brick surround, creating a warm and inviting focal point. Double doors lead to the rear garden, allowing for seamless indoor-outdoor living. A double glazed window to the side provides additional natural light. The room is finished with laminate flooring and a radiator for comfort.

Office 13'9" x 10'0" (4.18m x 3.05m)



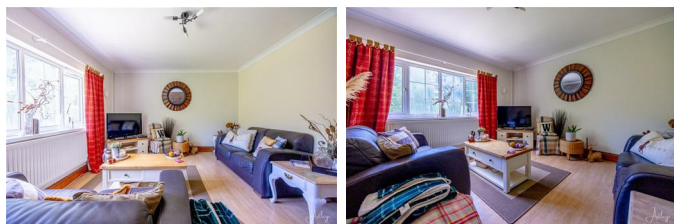
Double glazed windows to front and side, laminate flooring, radiator.

Living Room 11'2" x 14'6" (3.41m x 4.43m)



This bright and airy space features a double glazed window to the rear, allowing ample natural light to fill the room. The area is open plan to the dining room, creating a seamless flow for entertaining and family gatherings. The room is finished with laminate flooring and includes a radiator for added comfort.

Another Aspect Of The Living Room



Dining Room 20'7" x 13'0" (6.28m x 3.97m)



This charming room boasts an open fireplace with an exposed brick surround, adding a rustic and cosy touch. Double glazed windows to the side allow natural light to stream in, while double doors open to the rear garden, enhancing the indoor-outdoor connection. The room is finished with laminate flooring and includes a radiator for warmth and comfort.

Another Aspect Of The Dining Room

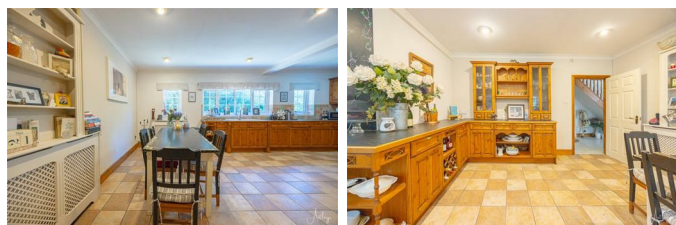


Kitchen/Diner 16'8" x 21'9" (5.08m x 6.64m)



The kitchen is equipped with matching base and eye-level units, providing ample storage and worktop space. It features a 1+1/2 bowl ceramic sink and integrated appliances, including integrated fridge, freezer and dishwasher. An electric oven and a four-ring gas hob with an extractor hood above. Three double glazed windows to the front fill the space with natural light, while two radiators ensure warmth. The room is completed with stylish tiled flooring.

Another Aspect Of The Kitchen/Diner



Utility Room 5'9" x 7'10" (1.74m x 2.40m)

This utility room is fitted with matching base and eye-level units, offering practical storage solutions. It features a stainless steel sink unit, space for a washing machine and a tumble dryer. The room is finished with durable tiled flooring.

WC



Fitted two piece suite comprising a wash hand basin and WC. Frost double glazed window to front, tiled floor.

First Floor

Landing

Double glazed window to front, storage cupboard, fitted carpet.

Master Bedroom 14'1" x 17'8" (4.30m x 5.39m)

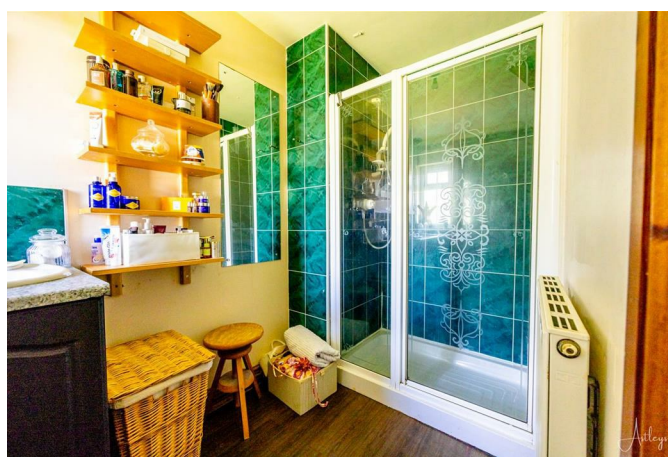


This cosy bedroom features a double glazed window to the front, providing plenty of natural light. It includes fitted wardrobes for ample storage, fitted carpet for added comfort and a radiator for warmth.

Another Aspect Of The Master Bedroom

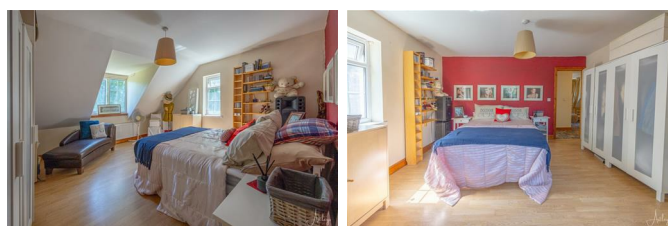


En-suite Shower Room



The en-suite bathroom is fitted with a three piece suite comprising a shower cubicle, wash hand basin and WC. A frosted double glazed window to the side ensures privacy while allowing natural light to filter in. The bathroom is finished with laminate flooring and includes a radiator for added comfort.

Bedroom 2 14'8" x 14'6" (4.46m x 4.43m)



Double glazed window to side and rear, laminate flooring, radiator.

Bedroom 3 12'4" x 13'1" (3.76m x 3.98m)

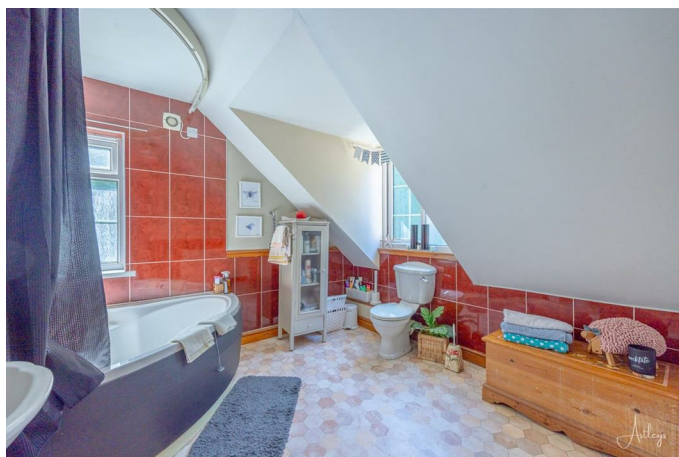


Double glazed window to rear, fitted carpet, radiator.

Bedroom 4 9'6" x 14'2" (2.90m x 4.33m)

Double glazed window to rear, fitted carpet, radiator.

Bathroom



The family bathroom is fitted with a three-piece suite, including a corner bath with a shower attachment, a wash hand basin and a WC. Frosted double glazed windows to the front and side provide privacy while allowing natural light to brighten the space. Part tiled walls and vinyl flooring. The room also features a radiator for comfort.

External

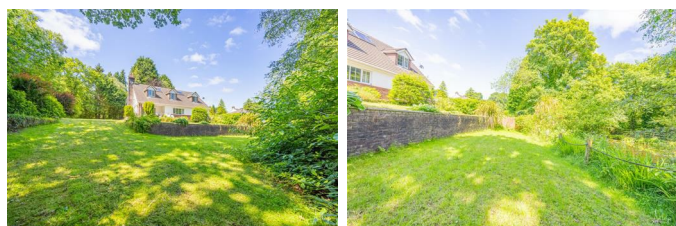


Externally, the property features a spacious gravelled stone driveway surrounded by trees, providing a picturesque entrance. The driveway leads to a double garage, offering ample parking and storage space.

The Front Aspect



Rear Garden

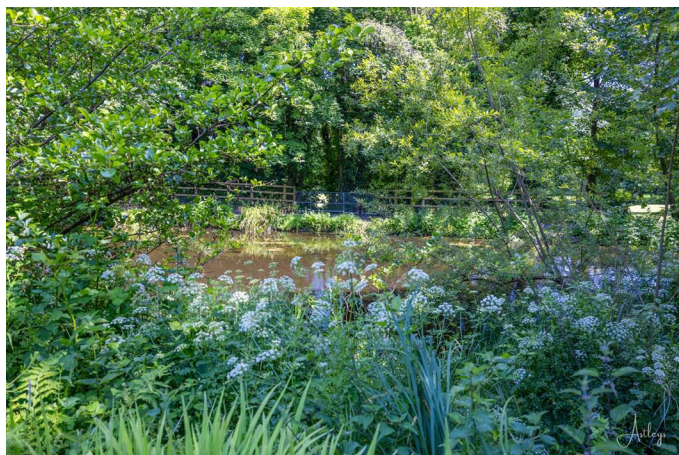


At the rear, an enclosed garden offers lovely views of the canal, making it the perfect setting for enjoying outdoor activities or peaceful relaxation. The garden is surrounded by an array of mature shrubs, trees and patio area creating a serene and private atmosphere. A large lawn area adds to the open, inviting space, ideal for both leisure and play.

Another Aspect Of The Rear Garden



Views Of The Canal



Ariel Views



Agents Notes

Freehold

Council Band - F Annual Price: £2,915

Services - Services - Mains electric. Oil central heating, Water Meter. Septic Tank

Mobile Coverage - EE Vodafone Three O2

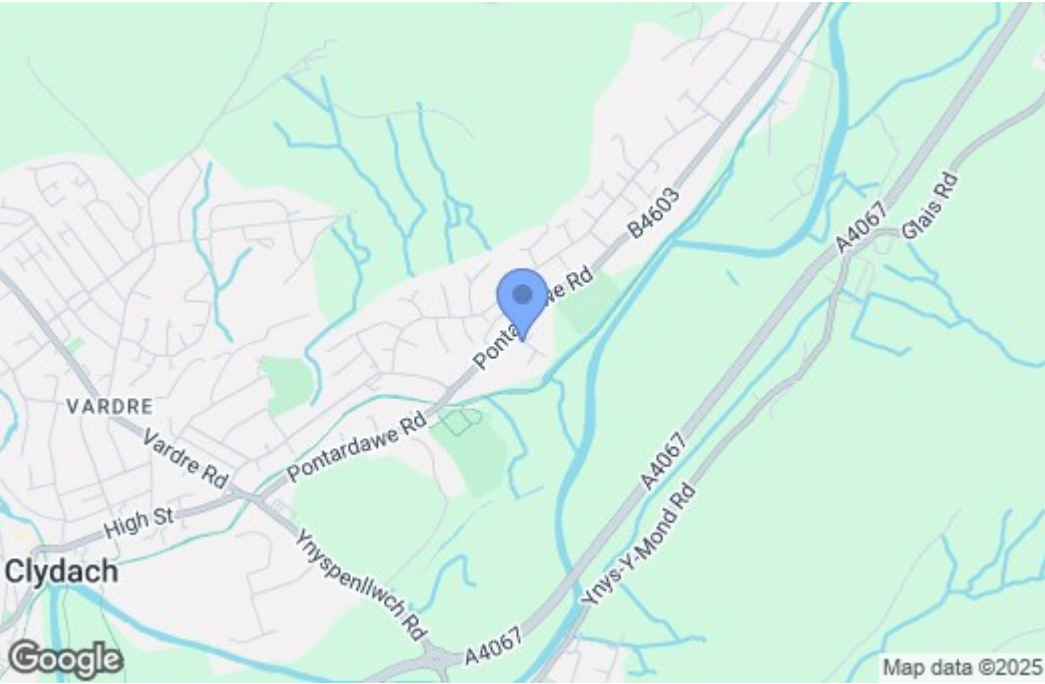
Broadband -Basic 15 Mbps Superfast 80 Mbps

Satellite / Fibre TV Availability - BT Sky

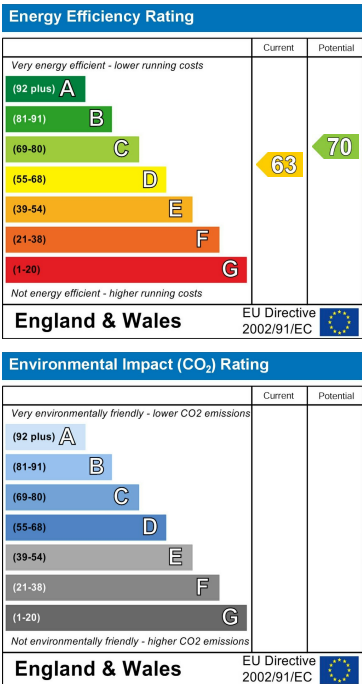
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.