

2 Gwern Llan Paddock,, Llansamlet, Swansea, SA7 9RL

£550,000

This exquisite five bedroom detached house is a true masterpiece waiting to be explored. With five bedroom, two reception rooms an open plan kitchen/dining/family room and three bathrooms spread across 2,174 sq ft, this property offers a spacious and luxurious living experience.

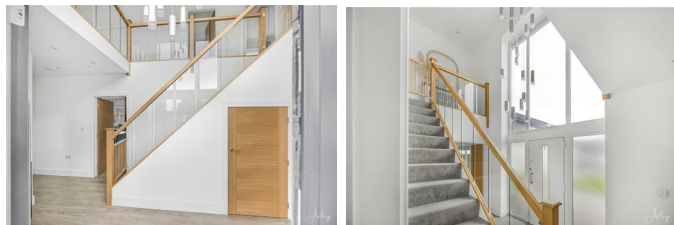
You are welcomed by a cosy living room, perfect for unwinding after a long day. The real showstopper is the open plan kitchen/dining/family room on the ground floor with bio-fold doors taking you to the rear garden, ideal for hosting gatherings and enjoying family time. The ground floor also features a utility room, playroom, and a convenient WC for added practicality. As you ascend the stairs, you will discover five double bedrooms, two of which boast en-suite bathrooms for that touch of indulgence. The family bathroom serves the remaining bedrooms, ensuring comfort and convenience for all residents. Outside, the property continues to impress with a well maintained lawn and a brick driveway offering parking for three vehicles, complete with an electric car charging port. A garage provides additional storage or parking space.

The rear garden is a spacious enclosed area with a delightful patio surrounded by colourful flower beds, perfect for outdoor dining and relaxation. Conveniently located near renowned schools, local amenities, and excellent transport links such as Llansamlet train station and the M4 Motorway. Do not miss the chance to make this stunning property your own.

The Accommodation Comprises

Ground Floor

Hall



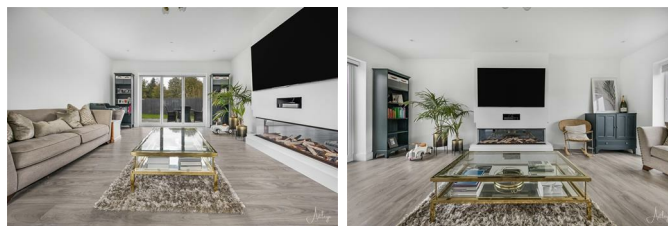
As you step through the front door, a welcoming hallway greets you, featuring a staircase with glass balustrade that leads to the first floor with an understairs storage cupboard. The hall is beautifully finished with laminate flooring and boasts the comfort of underfloor heating.

Living Room 21'11" x 14'6" (6.67m x 4.42m)

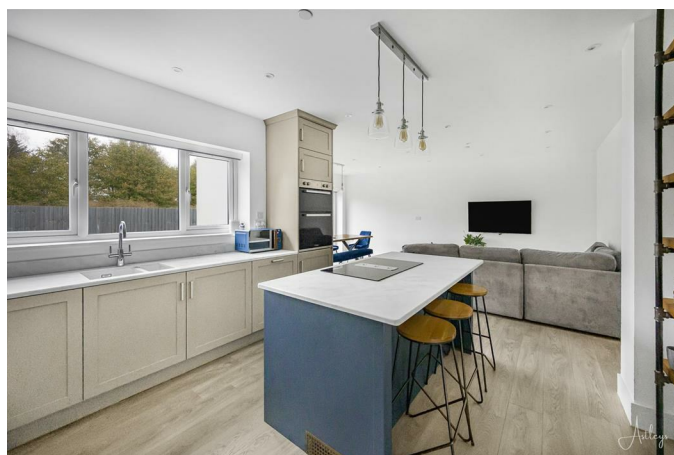


This inviting space features a modern wall mounted electric fireplace, perfect for cosy evenings. A double glazed front window fills the room with natural light, while bi-fold doors open to the rear garden, seamlessly blending indoor and outdoor living. The room is completed with stylish laminate flooring and the added luxury of underfloor heating, creating a warm and comfortable atmosphere.

Aspect Of The Living Room

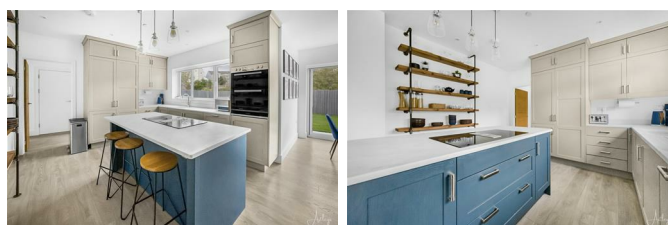


Open Plan Kitchen/Dining/Family Room 19'6" x 24'8" (5.94m x 7.53m)



This modern kitchen is thoughtfully designed with a matching range of base and eye-level units, offering ample storage and a cohesive look. It features a 1+1/2 bowl sink, integrated appliances including a built-in fridge/freezer, dishwasher, built-in double electric oven and a stylish island with ceramic hobs and additional storage cabinets. A double glazed rear window allows for natural light, while bi-fold doors open to the outdoor space. The kitchen is finished with sleek laminate flooring and underfloor heating.

Aspect Of The Kitchen



Aspect Of The Dining Area



Aspect Of The Family Sitting Area



Utility Room 12'2" x 5'0" (3.70m x 1.53m)



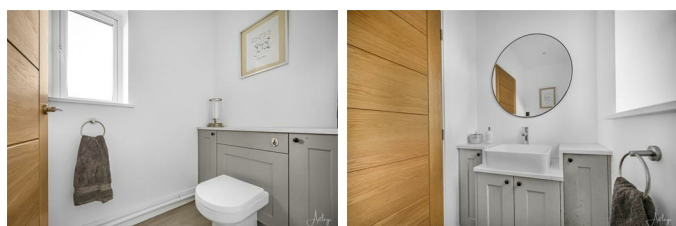
Fitted with a matching base units with worktop space over, 1+1/2 bowl stainless steel, plumbing for washing machine, door to rear garden.

Play Room 7'8" x 8'9" (2.34m x 2.66m)



Double glazed window to front, laminate flooring with under floor heating.

WC



Fitted two piece suite comprising, wash hand basin and WC. Frosted double glazed window to front, laminate flooring with under floor heating.

First Floor

Landing



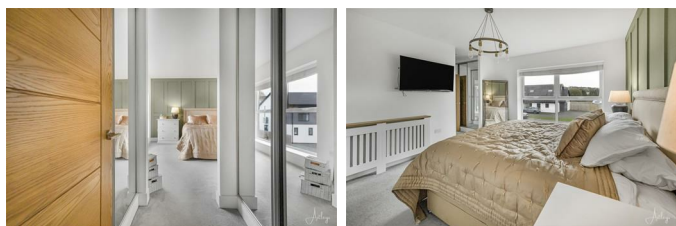
This area is bright and airy, featuring two double glazed windows at the front that bring in plenty of natural light. It is comfortably finished with fitted carpet underfoot and a radiator.

Master Bedroom 14'9" x 18'8" (4.49m x 5.70m)



This cosy bedroom features a double glazed front window that fills the space with natural light. It includes two mirrored fitted wardrobes, providing ample storage with a touch of elegance. The room is finished with soft fitted carpet, radiator, door leading into the en-suite.

Another Aspect Of The Mater Bedroom



En-suite Shower Room



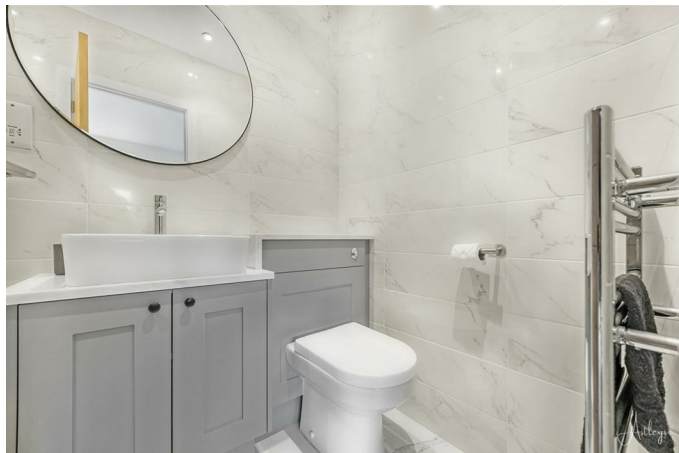
The shower room is fitted with a sleek three piece suite, including a spacious shower area, twin wash hand basin with storage and WC. The room is fully tiled with tiled flooring, heated towel rail and a frosted double glazed rear.

Bedroom 2 15'7" x 13'2" (4.75m x 4.02m)



Double glazed window to rear, mirrored fitted wardrobes, fitted carpet, radiator, door leading into the en-suite.

En-suite Shower Room



Fitted three piece suite comprising shower cubicle, wash hand basin with storage and WC, tiled walls and floor, heated towel rail.

Bedroom 3 12'0" x 9'7" (3.67m x 2.92m)



Double glazed Window to rear, fitted wardrobes, fitted carpet, radiator.

Bedroom 4 10'0" x 14'10" (3.04m x 4.53m)



Double glazed window to rear, fitted carpet, radiator.

Bedroom 5 11'7" x 11'4" (3.53m x 3.45m)



Double glazed window to front, fitted carpet, radiator.

Family Bathroom



The family bathroom is elegantly designed with a modern four piece suite, featuring a bath with an overhead shower, twin wash hand basins with built-in storage and a WC. The walls and floor are stylishly tiled for a contemporary look, heated towel rail. Frosted double glazed window at the rear.

External



Leading to the property there is a fully tarmaced private road. To the front of the property, you'll find a well maintained lawn alongside a spacious brick driveway, offering ample parking. For added convenience, the driveway is equipped with an electric car charging port, making it ideal for eco-conscious homeowners.

Rear Garden

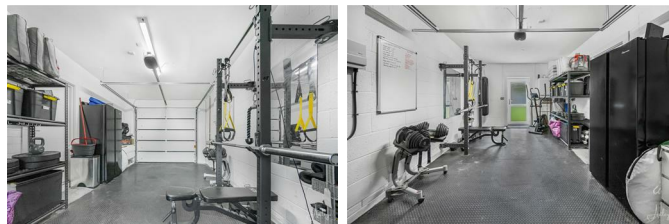


At the rear of the property lies a generously sized, enclosed garden, perfect for outdoor relaxation and entertaining. It features a well designed patio area for seating or dining, surrounded by vibrant flower beds that add a touch of colour and charm to the space.

Aspect Of The Rear Garden



Garage



Up and over door.

Ariel Views



Agents Notes

Freehold

Council Tax Band: F

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

Mobile Coverage - EE Vodafone Three O2

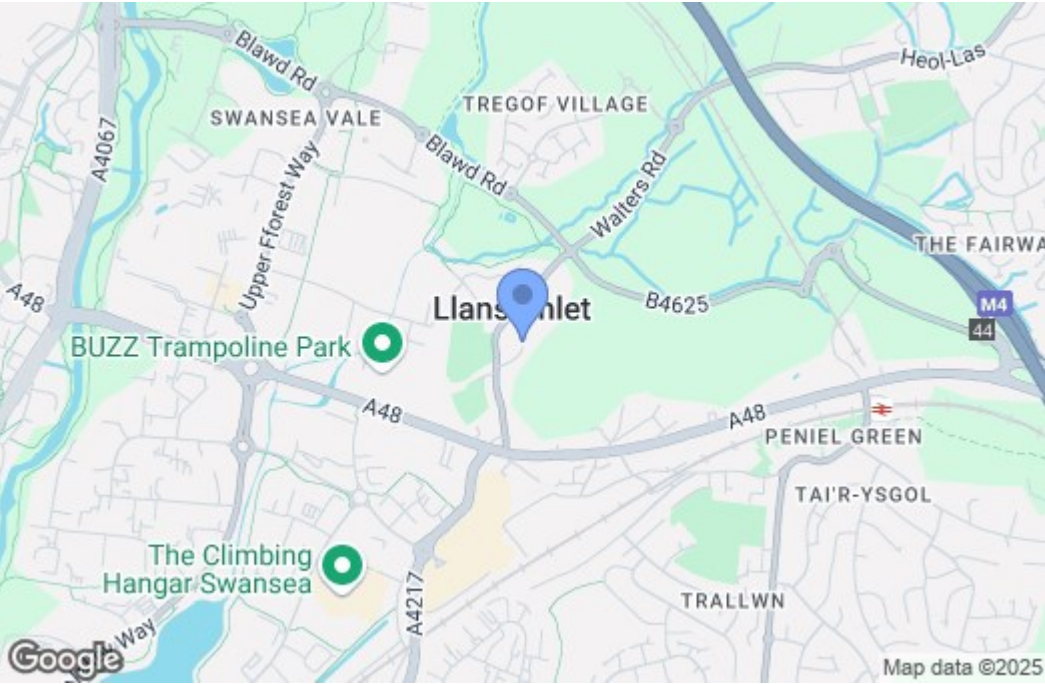
Broadband -Basic 7 Mbps 41 Mbps 9000 Mbps

Satellite / Fibre TV Availability - BT Sky

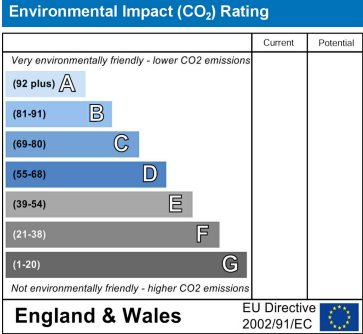
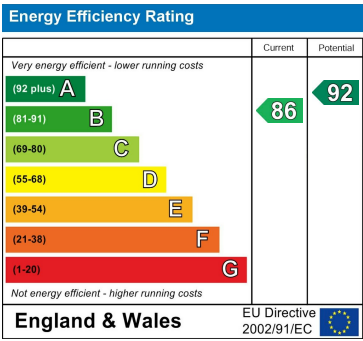
Floor Plan



Area Map



Energy Efficiency Graph



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