



12 Maes Sant Teilo, Llangyfelach, Swansea, SA5 7HF

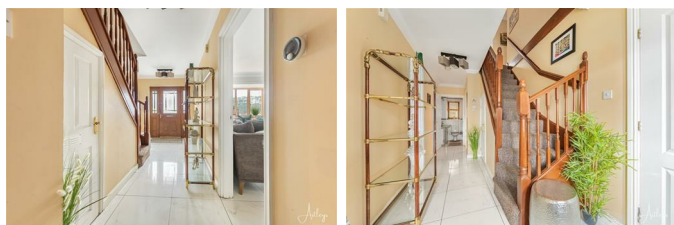
£425,000

Set in a cul-de-sac of Maes Sant Teilo in Llangyfelach, this five bedroom detached house presents an exceptional opportunity for families. Spanning an impressive 1,981 square feet, this individually designed residence is perfectly positioned to offer easy access to highly regarded local schools, the M4 motorway, Morriston Hospital and the City Centre. Upon entering, you are greeted by an entrance hall that leads to a spacious lounge. The formal dining room, kitchen/breakfast room leading to the conservatory and a convenient utility room is also located off the kitchen, enhancing the practicality of this home. The first floor boasts four generously sized bedrooms, one of which includes an en-suite bathroom, alongside with a family bathroom that caters to the needs of the household. Ascend to the second floor to discover the master bedroom, a private retreat complete with an additional bathroom for added convenience. Externally, the property is complemented by a driveway and garage, providing ample parking for two vehicles. The enclosed tiered garden with a lawned area. This family home in a prime location is not to be missed.

The Accommodation Comprises

Ground Floor

Entrance Hall



Entered via door to front, storage cupboard, coving to ceiling, staircase leading to the first floor, tiled flooring, door to garage, radiator.

Lounge 17'0" x 11'10" (5.19m x 3.60m)



A charming front facing double glazed bay window and a side double glazed window, elegant fireplace, coving to ceiling, tiled flooring and two radiators.

Another Aspect Of The Lounge

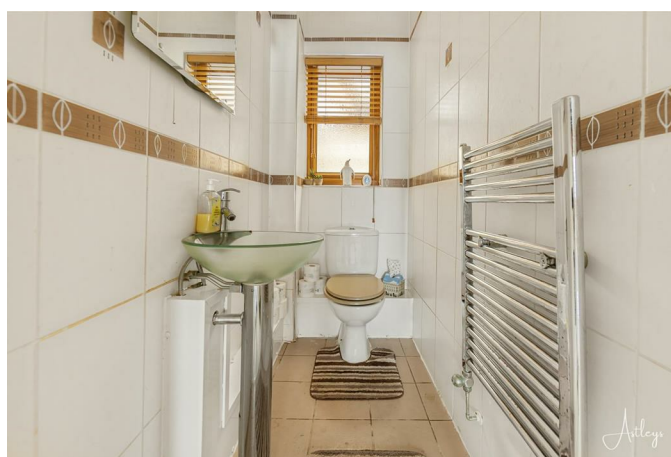


Dining Room 10'2" x 11'10" (3.11m x 3.61m)



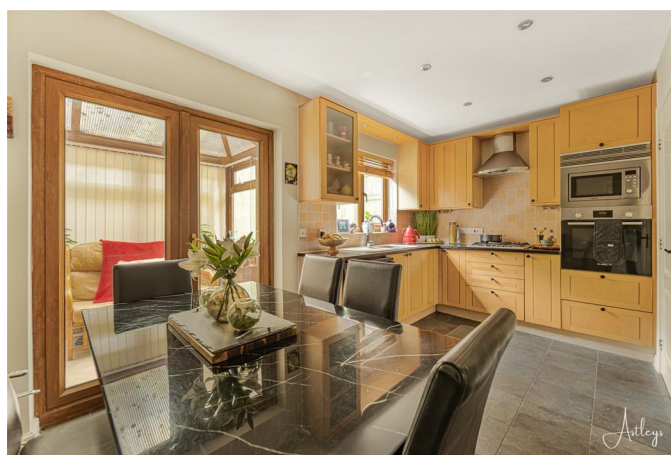
A rear facing double glazed window, coving to ceiling, laminated flooring, radiator.

WC



Fitted with two piece suite comprising a wash hand basin and WC. Tiled walls, heated towel rail, frosted double glazed window to rear.

Kitchen/Breakfast Room 7'2" x 14'7" (2.18m x 4.44m)



Fitted with a matching range of wall and base units

with worktop space over, 1+1/2 bowl stainless steel sink, built-in eye level electric oven and microwave gas hob with extractor fan over. Space for a fridge/freezer and dishwasher, storage cupboard, tiled flooring, radiator. A rear facing double glazed window, double glazed double doors leading to the conservatory complete the space.

Another Aspect Of The Kitchen/Breakfast Room



Utility Area 4'0" x 7'8" (1.21m x 2.33m)



Fitted with a matching range of wall and base units with worktop space over, stainless steel sink, dedicated space for washing machine, a double glazed door to the side provides convenient access to the garden.

Conservatory



Double glazed windows to side and rear, double glazed door to side leading to the garden, double glazed door to side, tiled flooring.

First Floor

Landing



Double glazed window to front, coving to ceiling, staircase leading to second floor.

Bedroom 2 12'6" x 11'10" (3.82m x 3.60m)



Double glazed window to front, built-in wardrobes, radiator, door to en-suite.

En-Suite Shower Room



Fitted with three piece suite comprising a shower, wash hand basin and WC. Tiled walls, radiator, frosted double glazed window to side.

Bedroom 3 12'2" x 11'10" (3.71m x 3.60m)



Double glazed window to rear, built-in wardrobes, laminated flooring, radiator.

Bedroom 4 14'2" x 10'9" (4.33m x 3.27m)



Double glazed window to front, laminated flooring, radiator.

Bedroom 5 12'7" x 8'2" (3.83m x 2.49m)



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

Family Bathroom



Fitted with four piece suite comprising a bath, wash hand basin, shower and WC. Tiled walls, frosted double glazed window to rear, heated towel rail.

Second Floor

Second Floor Landing



Built in wardrobes, radiator.

Master Bedroom 15'7" x 16'1" (4.75m x 4.91m)



This bright and airy master bedroom is situated on the second floor, featuring two skylights that fill the space with natural light. Laminated flooring, radiator.

Bathroom



Fitted with four piece suite comprising a bath, wash hand basin with shower and WC. Tiled walls, heated towel rail, frosted double glazed window to side.

Garage

Entered via door from entrance hall, up and over door to front.

External



Set back from the main road, this property is accessed via a spacious driveway leading to both the garage and front door.

At the rear, a conservatory opens onto the garden which is tiered with steps leading up to a lawned area.

Rear Garden

Agents Note

Tenure - Freehold

Council Tax Band - F

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

Mobile coverage - EE, Vodafone, Three, O2

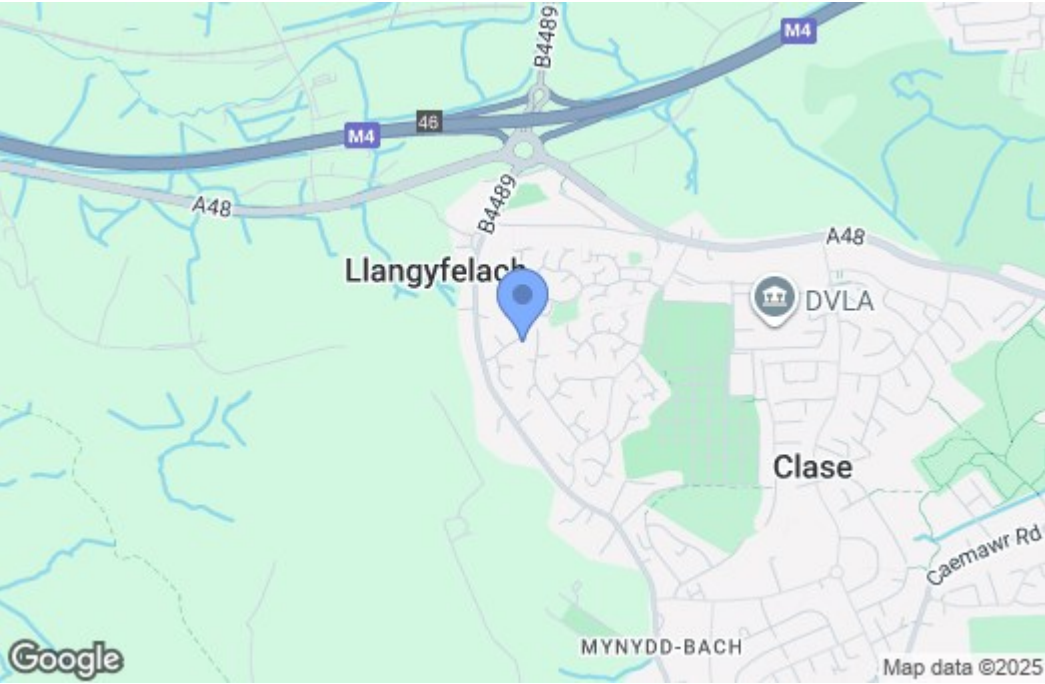
Broadband - Basic 8 Mbps, Superfast 55 Mbps

Satellite / Fibre TV Availability - BT, Sky

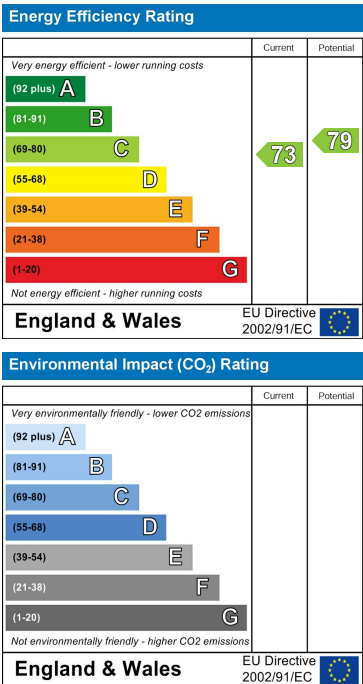
Floor Plan



Area Map



Energy Efficiency Graph



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