



33 Heol Nant Gelli, Treboeth, Swansea, SA5 9DU

£425,000

This delightful detached home on Heol Nant Gelli presents an exceptional opportunity for family living. Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient WC, setting the tone for the practicality of this home. The ground floor features three generous reception rooms, including a spacious lounge/dining room perfect for family gatherings, a cosy sitting room ideal for relaxation, and a bright breakfast room that flows effortlessly into the kitchen. This layout is designed for both entertaining guests and enjoying everyday family life. As you ascend to the first floor, you will discover four well proportioned bedrooms, each offering ample space and comfort. The master bedroom stands out with its en-suite bathroom, providing a private retreat, while a dressing room adds an extra touch of convenience and storage. The property is situated in an elevated position, enhancing its appeal and offering lovely views of the surrounding area. A driveway leads to a garage, ensuring secure parking and additional storage options. The location boasts easy access to Swansea city centre and the M4, making commuting a breeze. Families will appreciate the proximity to good local schools and the nearby Morfa retail park, which offers a variety of shopping and leisure options. This home is perfect for those seeking a spacious and versatile living environment in a friendly neighbourhood. With its excellent layout and prime location, this property is sure to attract families looking for their next dream home.

The Accommodation Comprises

Ground Floor

Hall



A spacious entrance hall welcomes you into the home, entered via a double glazed front door with two windows to either side, allowing for plenty of natural light. The area features laminate flooring, panelled walls and a convenient storage cupboard. A staircase leads to the first floor, with a door to the WC and further doors providing access to the main living accommodation.

WC



WC. Tiled walls and flooring, Frosted double glazed window to front.

Sitting Room 13'11" x 11'0" (4.25m x 3.36m)



The sitting room features double glazed patio doors to the side, opening onto a patio area. A double glazed window to the front allows natural light to brighten the space, which is finished with classic parquet flooring, dado rail, coving to the ceiling and a radiator.

Lounge 15'6" x 14'4" (4.72m x 4.36m)



The spacious lounge features a double glazed window to the front, allowing for plenty of natural light. A brick built fireplace creates a cosy focal point and a radiator. The room flows seamlessly into the dining area via an open plan layout with a step up making it ideal for both relaxing and entertaining.



Dining Area 7'11" x 14'4" (2.42m x 4.36m)



The dining area is open plan from the lounge, creating a bright and connected living space. It features a double glazed window to the rear and a radiator, making it a practical and welcoming spot for family meals or entertaining.

Breakfast Area 7'7" x 10'5" (2.30m x 3.18m)

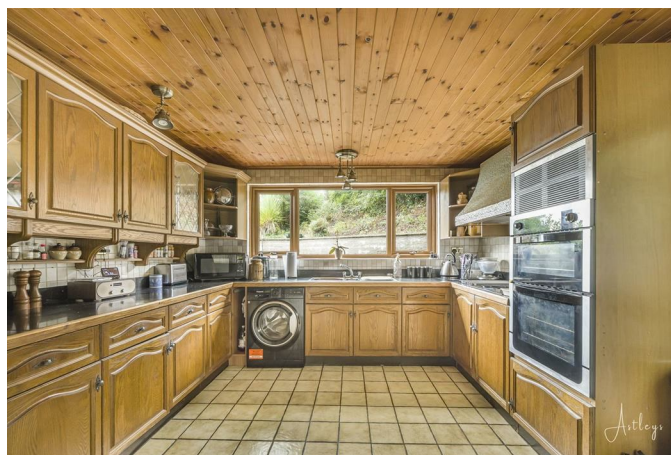


The breakfast room features a double glazed window to the rear and a double glazed door providing direct

access to the garden. It is finished with laminate flooring and a radiator. Open plan to the kitchen, it offers a convenient and sociable setting for informal dining.



Kitchen 11'4" x 11'0" (3.46m x 3.36m)



Leading from the breakfast room, the kitchen is fitted with a range of wall and base units with worktop space over, complemented by tiled splashbacks and a 1½ bowl sink unit. It includes plumbing for a washing machine and is equipped with a built-in double oven a four-ring electric hob with extractor hood over. A double glazed window to the side.

Landing

Access to loft.

First Floor

Master Bedroom 15'6" x 14'4" (4.72m x 4.36m)



The master bedroom features a double glazed window to the front, allowing plenty of natural light into the room with a radiator and a door leads directly to the en-suite, offering added comfort and convenience.

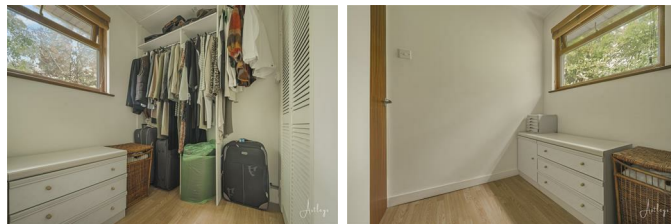


En-suite



Three piece suite comprising with tiled shower cubicle, wash hand basin and WC. Tiled walls, heated towel rail, tiled flooring, frosted double glazed window to rear.

Dressing Room 9'10" x 7'5" (2.99m x 2.26m)



Double glazed door to rear, storage cupboard housing the water tank, laminated flooring, radiator.

Bedroom 2 12'0" x 11'0" (3.66m x 3.36m)



Double glazed window to front, laminate flooring, radiator.

Bedroom 3 11'5" x 11'0" (3.48m x 3.36m)



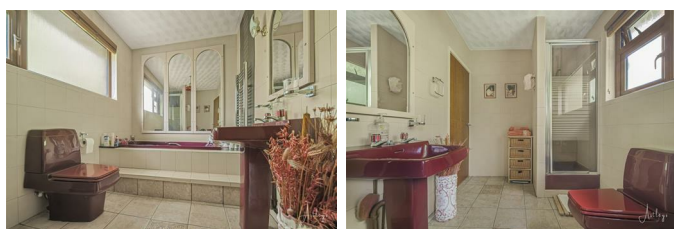
Double glazed window to side, radiator.

Bedroom 4 8'1" x 10'5" (2.46m x 3.18m)



Double glazed window to front, radiator.

Bathroom



Four piece comprising bath, shower cubicle, wash hand basin and WC. Heated towel rail, tiled flooring, frosted double glazed window to rear.

External



The property is set in an elevated position with a driveway leading up to the house, providing ample

parking and access to a garage with an up and over door, complete with power and lighting.

The front garden is lawned and bordered by mature shrubs and trees, offering a good degree of privacy. To the side, a paved patio area wraps around to the rear, creating a versatile outdoor space ideal for relaxing or entertaining.

Garage 18'0" (max) x 15'1" max) (5.49m (max) x 4.61 max))

Agents Note

Tenure - Freehold

Council Tax Band - F

Services - Mains electric. Mains sewerage. Mains Gas. Mains water.

Mobile coverage -EE Vodafone Three O2

Broadband- Basic 5 Mbps Superfast 39 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

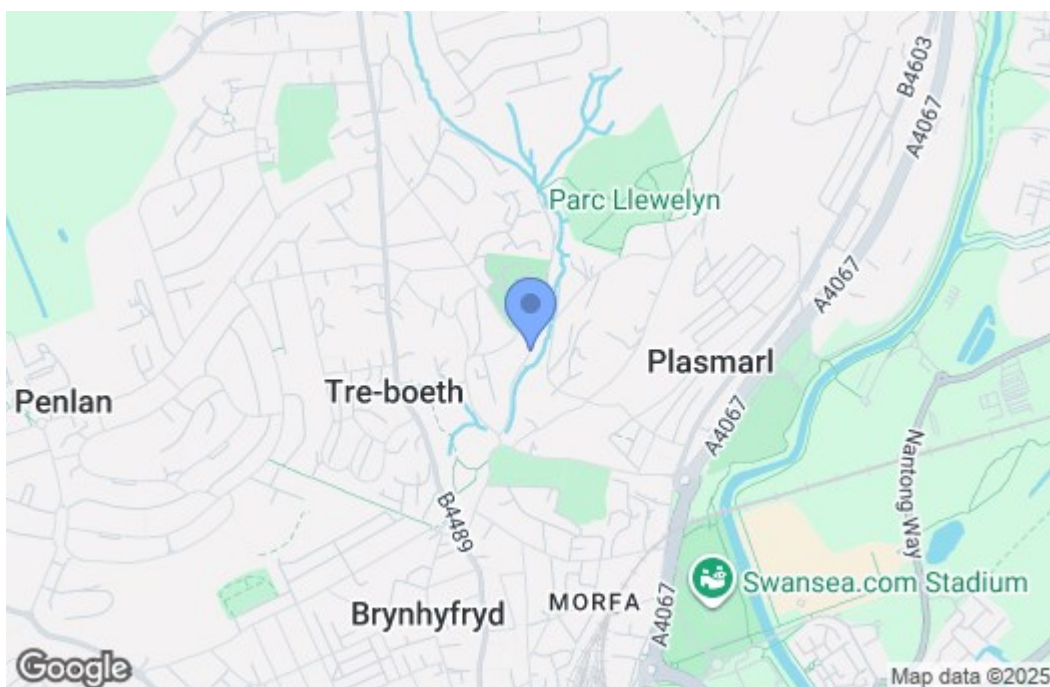
Aerial Images



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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