



982 Llangyfelach Road, Tirdeunaw, Swansea, SA5 7HS

Offers Over £425,000

We are pleased to present this charming four bedroom detached family home, located on the sought after Llangyfelach Road in Tirdeunaw, Swansea. This property is ideally positioned, offering easy access to local schools, the DVLA, and a variety of amenities. Furthermore, it boasts excellent transport links to the M4, Swansea City Centre, and Morriston Hospital, making it a convenient choice for families and professionals alike. Spanning 1,141 square feet, the spacious accommodation begins with a welcoming entrance hall that leads to two inviting reception rooms, perfect for both relaxation and entertaining. The ground floor also features a well-appointed kitchen/dining room and a utility room with direct access to the garage, and a convenient WC. As you ascend to the first floor, you will find four generously sized double bedrooms, providing ample space for family living. A family bathroom completes this level, ensuring comfort and convenience for all. Externally, the property boasts a lovely front lawn adorned with mature shrubs, alongside a driveway that offers plenty of parking space that lead to the garage. Side access leads to the rear garden, which is a delightful retreat featuring a patio area a raised lawn and rear access to a stream and common, perfect for enjoying the outdoors. This well presented home is a fantastic opportunity for those seeking a family-friendly environment in a prime location. We highly recommend viewing to fully appreciate all that this property has to offer.

The Accommodation Comprises

Ground Floor

Entrance Hall

The property is entered via the front door into a welcoming hallway with staircase rising to the first floor. The space is finished with tiled flooring and a radiator,

Living Room 24'1" x 11'8" (7.34m x 3.55m)



The room benefits from double glazed windows to both the front and rear, allowing for excellent natural light. A feature fireplace with surround adds character, complemented by stylish wooden flooring, two radiators.



Sitting Room 14'10" x 11'10" (4.53m x 3.61m)



Double glazed window to front, tiled flooring, radiator.

Dining Room 13'5" x 9'7" (4.08m x 2.93m)



Featuring sliding doors leading to the rear garden, tiled flooring, radiator, and open-plan access to the kitchen.

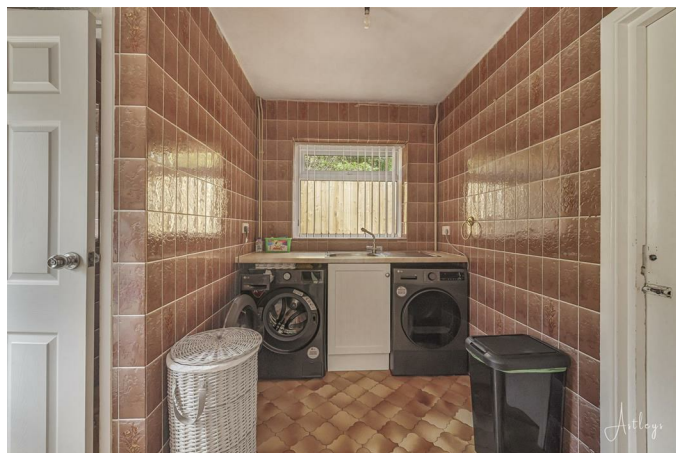
Kitchen 13'5" x 11'10" (4.08m x 3.61m)



This well appointed kitchen is fitted with a stylish range of matching base and eye level units, complete with a 1+1/2 bowl stainless steel sink. Designed with practicality in mind, there is ample space for a fridge/freezer and cooker, while the central island doubles as a breakfast bar with useful storage beneath. A double glazed window to the rear, beautifully enhanced by tiled flooring and a radiator.

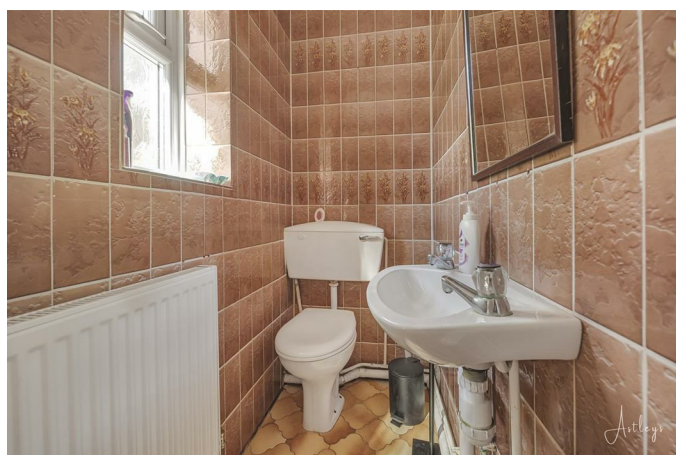


Utility Room 9'1" x 8'3" (2.78m x 2.51m)



Fitted base unit with worktop over, plumbed for washing machine and dishwasher. Double glazed window to side, tiled walls and flooring, door to garage,.

WC



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

First Floor

Landing



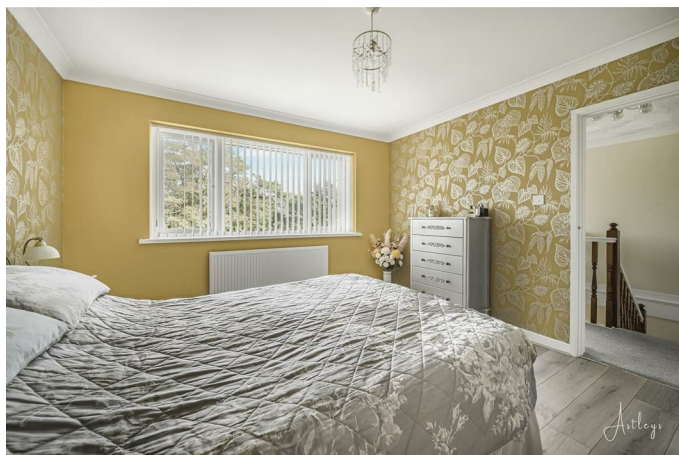
Double glazed window to front, fitted carpet, radiator.

Bedroom 1 13'9" x 11'9" (4.18m x 3.57m)



A bright and comfortable room featuring a double glazed window to the rear, fitted carpet and a radiator.

Bedroom 2 12'6" x 11'9" (3.81m x 3.59m)



Double glazed window to front, laminate flooring, radiator.

Bedroom 3 11'3" x 11'9" (3.43m x 3.59m)



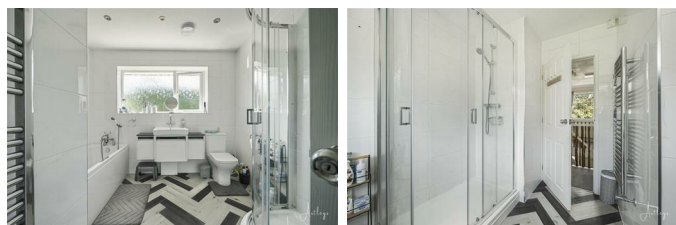
Double glazed window to rear, fitted carpet, radiator.

Bedroom 4 10'0" x 11'9" (3.06m x 3.57m)



Double glazed Window to front, fitted carpet, radiator.

Bathroom



A four piece suite comprising a bath with shower over, wash hand basin and WC. A frosted double glazed window to the rear, The room is finished with practical laminate flooring and a heated towel rail.

External



To the front of the property lies a generous lawn complemented by mature shrubs, creating an attractive kerb appeal. A spacious driveway provides parking for several vehicles and offers convenient side access leading to the rear garde. The garage Up and over door, double glazed window to side, lighting and a wall mounted boiler.
wall mounted boiler.

The rear of the property boasts an enclosed garden featuring a spacious patio area, ideal for outdoor dining and entertaining. Steps lead up to a raised lawn, while rear access opens onto a charming stream and common, providing a picturesque outlook.

Rear Garden



Ariel Images

Agents Notes

Tenure - Freehold

Council Tax Band - E

Services - Mains electric. Mains sewerage. Mains Gas.

Main Water.

Mobile coverage -EE Vodafone Three O2

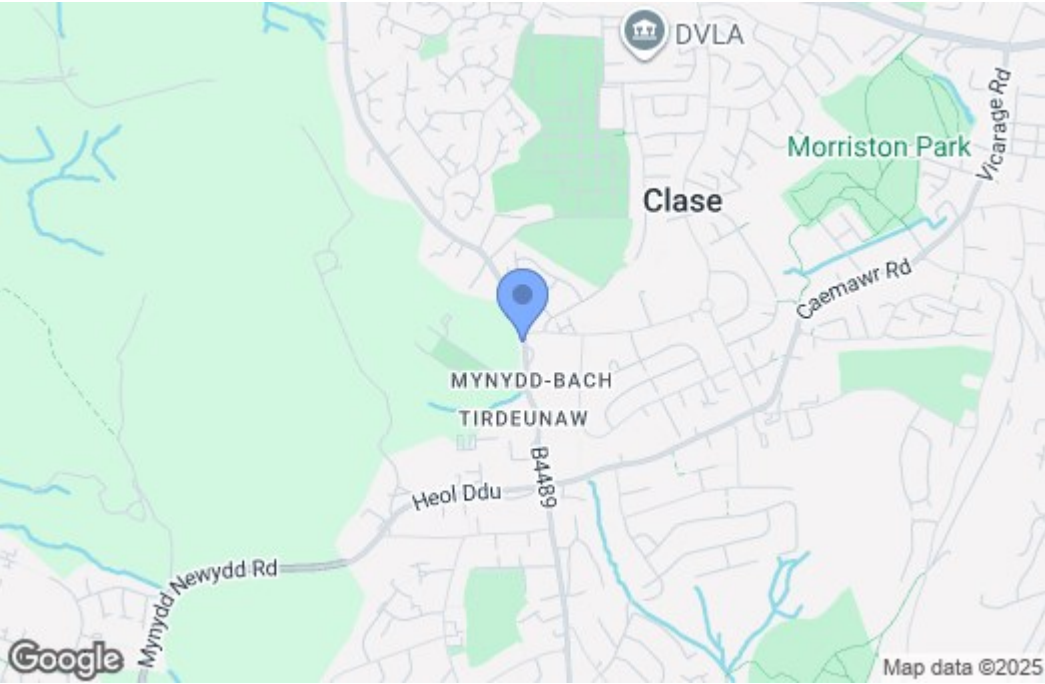
Broadband - Basic 5 Mbps Superfast 80 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability -BT Sky Virgin

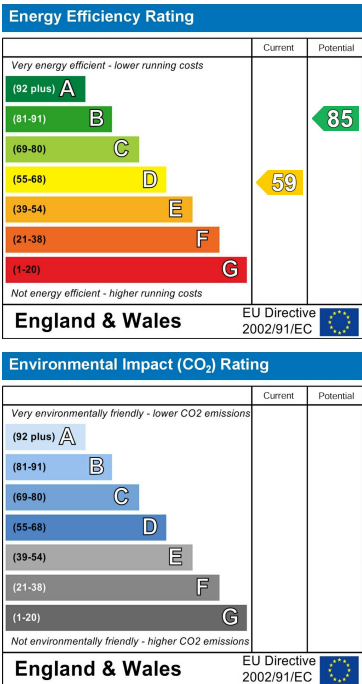
Floor Plan



Area Map



Energy Efficiency Graph



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