



4 3 3

Clydach Road, Ynystawe Swansea

£625,000

 **peter
alan**

01792 798201
morrison@peteralan.co.uk



About the property

Exceptional Four-Bedroom Detached Residence in the Sought-After area of Ynystawe/Clydach. This unique and beautifully presented four-bedroom detached property offers an exceptional opportunity for families seeking space, comfort, and versatility. Perfectly suited for those looking to upsize or accommodate a growing household, this impressive home combines generous living areas with a prime residential setting.

Upon entering the property, you are welcomed by a spacious and inviting atmosphere, with three well-proportioned reception rooms providing flexible living and entertaining space. Whether used as formal lounges, a dining room, or a home office, these versatile areas cater to a variety of modern family needs. The property boasts four generously sized bedrooms, each offering ample space and natural light, ensuring comfort for all members of the household. Complementing this are three well-appointed bathrooms. Not to forget the master bedroom ensuite

A standout feature of this home is the stunning orangery-conservatory, creating a bright and airy space that seamlessly connects indoor and outdoor living. This elegant addition is ideal for relaxing, entertaining guests, or enjoying views of the beautifully maintained rear garden.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

Accommodation

Hallway

Main Lounge

29' 5" x 14' 1" (8.97m x 4.29m)

Dining Room

11' 7" x 10' (3.53m x 3.05m)

Kitchen

23' 11" x 10' 1" (7.29m x 3.07m)

Reception Room Two

19' 3" x 15' 3" (5.87m x 4.65m)

Shower Room

4' 7" x 6' 4" (1.40m x 1.93m)

Orangery/Conservatory

21' 3" x 10' 5" (6.48m x 3.17m)

Bedroom One

17' 11" x 12' 5" (5.46m x 3.78m)

Bedroom Two

14' 11" x 12' 7" (4.55m x 3.84m)

Bedroom Three

13' 3" x 12' 4" (4.04m x 3.76m)

Bedroom Four

12' 9" x 11' 11" (3.89m x 3.63m)

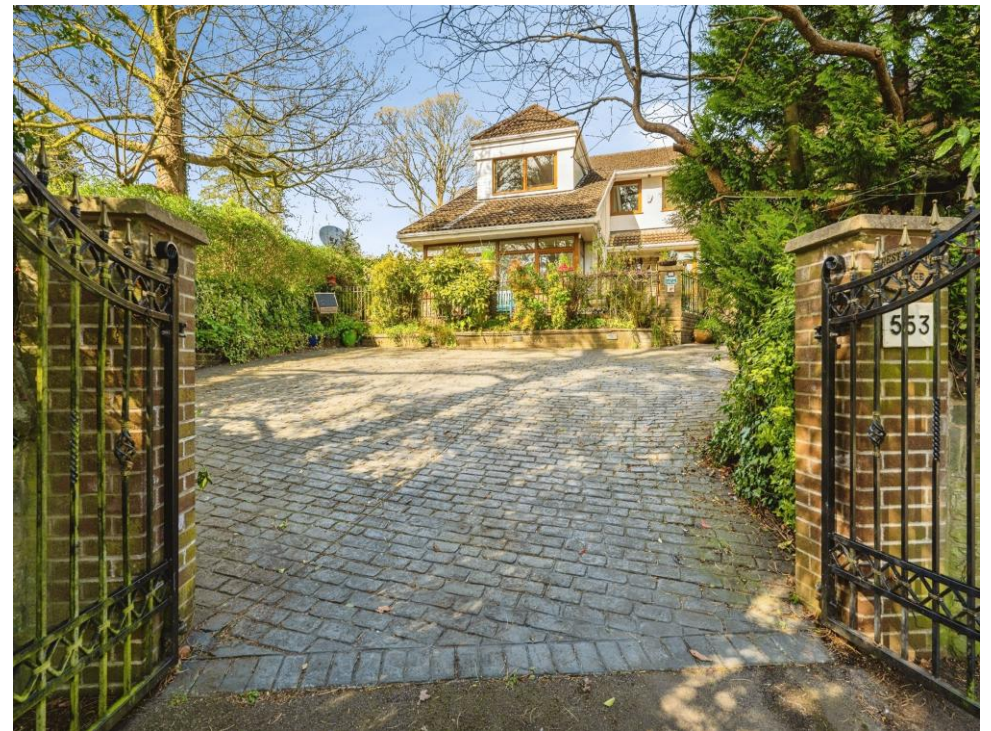
Family Bathroom

11' 1" x 9' 1" (3.38m x 2.77m)

Bedroom One En Suite

9' 1" x 4' 10" (2.77m x 1.47m)

Landing









01792 798201

morrison@peteralan.co.uk



Total floor area 245.0 m² (2,637 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

