



Clos Tymawr, offers over £450,000

- Detached
- Good Sized Bedrooms
- No Chain!
- Off Road Parking and Double Garage
- Close Links To M4
- Sought after Area
- 3 Reception Rooms
- Freehold
- EPC Rating: Awaiting



 4  3  3



About the property

A superb four-bedroom detached family home located in the highly desirable and quiet Penlleger area. Offering generous living space, multiple reception rooms, and excellent outdoor areas, this property is perfect for families seeking space, flexibility, and a great location.

As you enter the property, you're welcomed by a large, bright reception room to the left, ideal for relaxing or hosting guests. To the right is a second versatile reception room, perfect as a playroom, home office, or cosy snug. A separate dining room provides a dedicated space for family meals and more formal occasions.

The spacious kitchen offers excellent worktop and storage space, with plenty of room for everyday cooking and meal prep.

Upstairs, the property continues to impress with four generously sized bedrooms. The master bedroom benefits from its own en-suite, while the remaining rooms are served by a modern family bathroom, making it ideal for a busy household.

Outside, the property enjoys a private, well-proportioned garden, offering a quiet retreat for relaxing or entertaining. To the front and side, there is ample off-road parking, complemented by a detached double garage, perfect for storage, vehicles, or hobby space.

Situated in a peaceful and sought-after location, this fantastic home is not one to be missed—a brilliant opportunity for families looking for space.



Accommodation

Kitchen

26' 11" max x 9' 3" max (8.20m max x 2.82m max)

W.C

Lounge 1

17' 8" max x 17' 2" max (5.38m max x 5.23m max)

Lounge 2

13' 1" max x 10' 4" max (3.99m max x 3.15m max)

Lounge 3

11' 7" x 10' 2" (3.53m x 3.10m)

Bedroom 1

18' 3" x 11' 11" (5.56m x 3.63m)

Ensuite

Bedroom 2

14' 9" max x 12' max (4.50m max x 3.66m max)

Bedroom 3

11' 4" max x 10' 10" max (3.45m max x 3.30m max)

Bedroom 4

11' 3" x 10' 2" (3.43m x 3.10m)

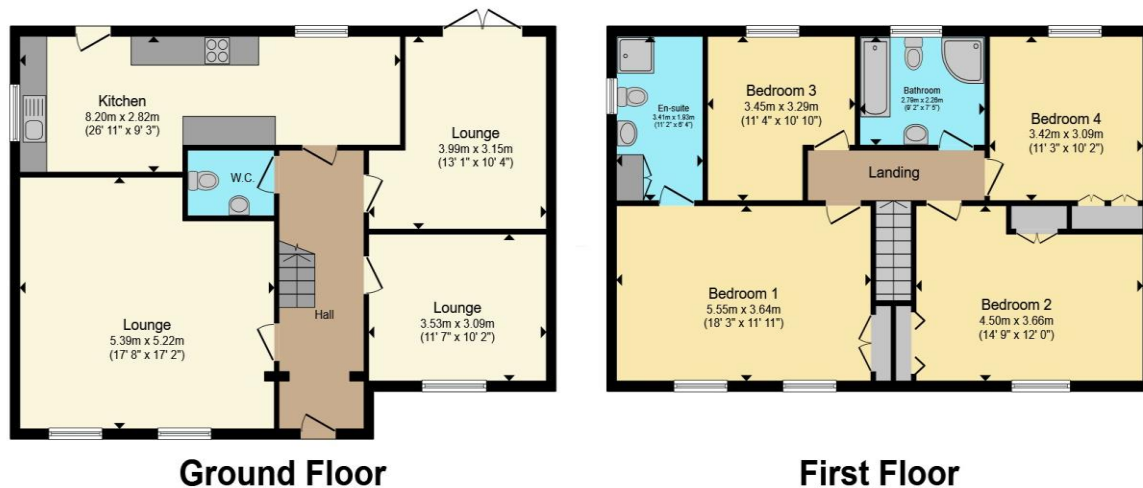
Bathroom

Double Garage

01792 894422

gorseinon@peteralan.co.uk

Floorplan



Total floor area 175.3 m² (1,887 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

