



Golygfa Llysninni, offers over £410,000

- Sought Area
- 9 Years Remaining on NBI
- Ideal Plot
- Close to M4
- EPC Rating: B



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About the property

Welcome to this stunning 2024-built, four-bedroom detached family home, perfectly positioned in a highly sought-after and secluded spot within the prestigious Llewelyn Building Estate. Offering modern living at its finest, this exceptional property is ideal for growing families seeking space, style, and convenience.

From the moment you arrive, the home's attractive frontage, private driveway, and detached garage set the tone for what lies within. The peaceful position on the development provides added privacy, making it one of the most desirable plots on the site.

Step inside and you are greeted by a beautifully presented interior boasting a fresh, contemporary feel throughout. The spacious reception room offers the perfect setting for relaxing evenings or entertaining guests, while the newly refurbished kitchen features sleek fittings and ample storage, flowing effortlessly into a generous dining area designed with family living in mind.

Practicality meets style with the addition of a separate utility room and convenient ground floor W.C. There is also a dedicated office space on the ground floor, ideal for remote working or study.

Upstairs, you'll find four well-proportioned bedrooms, all thoughtfully designed to provide comfort and flexibility. The principal bedroom benefits from a modern en-suite, while the remaining bedrooms are served by a stylish family bathroom.



Accommodation

Agents Notes

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

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.

Ground Floor

Entrance Hall

Study

7' 3" x 7' 1" (2.21m x 2.16m)

Lounge

16' 6" x 11' (5.03m x 3.35m)

Kitchen/ Dining Room

26' 5" x 10' 2" Max (8.05m x 3.10m Max)

Utility

5' 9" x 5' 5" (1.75m x 1.65m)

Wc

First Floor

Landing

Bedroom One

12' 7" x 10' 4" (3.84m x 3.15m)

Ensuite

7' 1" x 4' 3" (2.16m x 1.30m)

Bedroom Two

14' 2" Max x 9' 7" Max (4.32m Max x 2.92m Max)

Bedroom Three

10' 4" Max x 9' 1" Max (3.15m Max x 2.77m Max)

Bedroom Four

11' 2" Max x 9' 3" Max (3.40m Max x 2.82m Max)

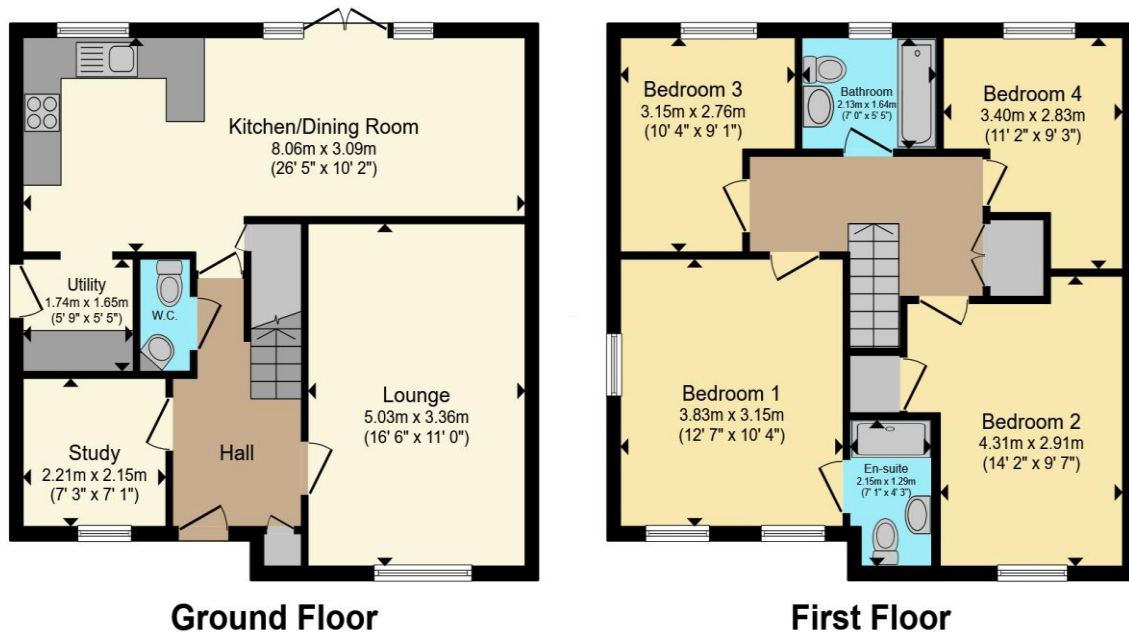
Bathroom

7' x 6' 6" (2.13m x 1.98m)

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Floorplan



Total floor area 118.6 m² (1,276 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

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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.

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