



Mynydd Bach Y Glo,

£380,000

- Semi-detached four bedroom home.
- Three versatile reception rooms.
- No onward chain
- Expansive Rear Garden.
- Gated Driveway
- Ideal long-term family home.
- Large Kitchen-diner.
- EPC Rating: C



4 2 3



About the property

Welcome to Ael Y Bryn, a semi-detached property that provides the perfect balance of comfort, practicality, and potential. Offered with no onward chain, this four-bedroom home is well-suited to growing families or those looking for additional space. This property also comes with a pre-application with Swansea Council for the erection of a new detached single-storey dwelling (bungalow) within the rear garden of the property. 2025/1765/PRE

The ground floor offers three reception rooms, ideal for living, dining, work-from-home space, or a playroom. The heart of the home is the large kitchen-diner, providing an excellent open area for family meals and entertaining, complemented by a separate utility area for convenience.

Upstairs, the property continues to impress with four good-sized bedrooms. The principal bedroom benefits from a private balcony, offering pleasant views over the substantial rear garden-a perfect spot for morning coffee or evening relaxation.

Two bathrooms serve the home, ensuring practicality for busy family life. One main family bathroom and one en-suite from the master bedroom.

Externally, the property features off-road parking via a gated driveway, providing both security and ease. The expansive plot offers not only a great outdoor space for children, pets, and entertaining, but also potential for future extensions or additional construction, subject to the necessary planning permissions.



Accommodation

Lounge One

23' x 12' 6" (7.01m x 3.81m)

Lounge Two

13' x 10' (3.96m x 3.05m)

Dining Room

12' 3" x 9' 5" (3.73m x 2.87m)

Bedroom One

23' x 12' 6" (7.01m x 3.81m)

Bedroom Two

11' 5" x 10' 3" (3.48m x 3.12m)

Bedroom Three

13' 1" x 10' 3" (3.99m x 3.12m)

Bedroom Four

13' 1" x 10' 3" (3.99m x 3.12m)

Bathroom

10' 3" x 7' 1" (3.12m x 2.16m)

Utility Room

11' 2" x 4' 7" (3.40m x 1.40m)

Front & Rear Garden

Parking

01792 894422

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Floorplan



Total floor area 155.3 m² (1,672 sq.ft.) approx

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