

14 Llwyn-Yr-Hebog, Cwmrhydyceirw, Swansea, SA6 6SU

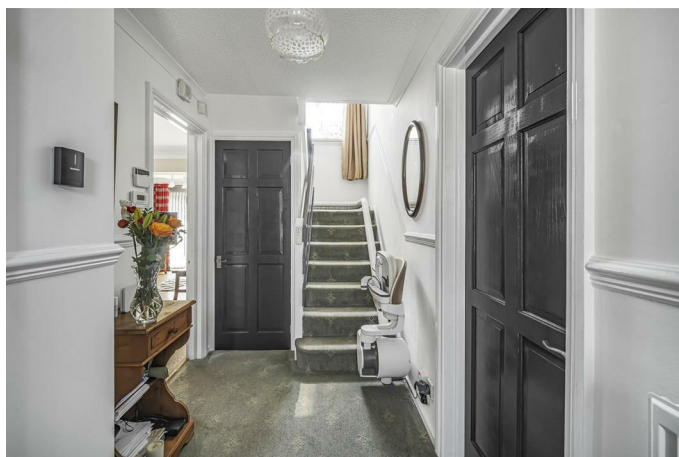
Offers Over £400,000

Set within the highly desirable Parc Gwernfadog area, this well-presented four bedroom detached home on a corner plot offers an excellent opportunity for growing families. Extending to approximately 1,356 sq ft, the property combines generous living space with a convenient location, providing easy access to Morriston Hospital, Morriston Comprehensive School, and the M4 motorway, ideal for commuters and families alike. Upon entering, you are welcomed by the hallway with access to a convenient ground floor WC. The main living room is spacious and inviting, while the kitchen flows effortlessly into a versatile dining/sitting room. This open, sociable layout creates an ideal setting for both everyday family life and entertaining, with pleasant views over the rear garden. Upstairs, the property offers four well proportioned bedrooms, providing ample accommodation for family members or home working needs. A practical wet room serves the first floor. Externally, the home continues to impress. To the front, a neatly maintained lawn is complemented by a generous driveway, offering ample off-road parking. The rear garden provides a peaceful retreat, featuring a patio area leading onto a well-kept lawn, surrounded by mature shrubs and trees for added privacy. A charming stream runs through the garden, enhancing its natural appeal, while a shed with electricity offers valuable storage or potential workspace. This is a fantastic opportunity to secure a spacious, well-located family home in a popular residential area.

The Accommodation Comprises

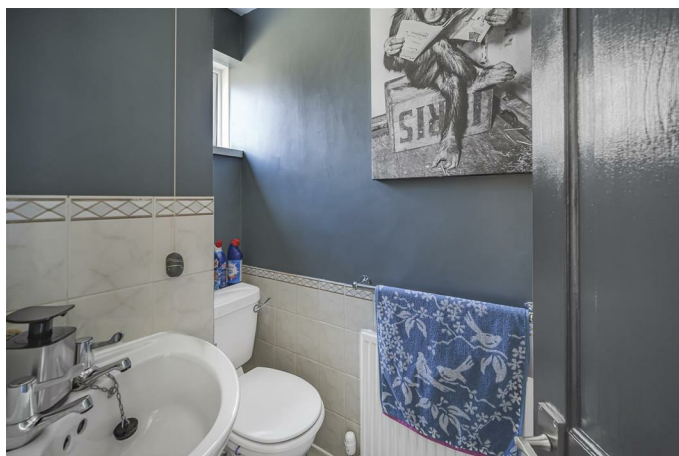
Ground Floor

Hall



Entered via the front door, the hallway provides access to a staircase leading to the first floor. It also features a storage cupboard, fitted carpet and a radiator.

WC

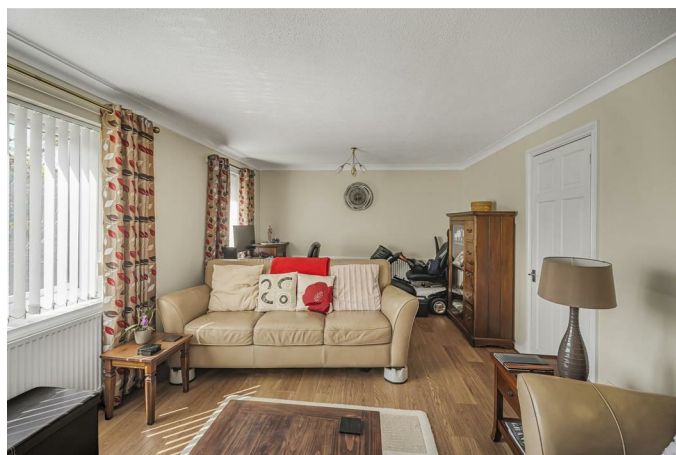


Fitted with two piece suite comprising, wash hand basin and WC. Tiled flooring, radiator, frosted double glazed window to front,

Living Room 19'3" x 11'11" (5.88m x 3.62m)



This room benefits from two double glazed windows to the side, allowing for plenty of natural light. It features an electric fire with surround, quick-step laminate flooring and two radiators.



Kitchen 10'2" x 13'0" (3.11m x 3.95m)



The kitchen is fitted with a matching range of wall and base units with worktop space over, incorporating a 1+1/2 bowl sink. There is plumbing for a washing machine, space for a fridge/freezer and a built-in Bosch electric oven and a Neff six-ring electric hob with extractor hood above. A double glazed window to the side, while tiled flooring and a radiator complete the space sliding door leading to the dining room.

Dining Area 8'11" x 13'0" (2.71m x 3.95m)



Double glazed window to side, quick-step laminate flooring, radiator., open plan to the sitting room.



Sitting Room 8'6" x 13'0" (2.60m x 3.95m)



Double glazed window to side, sliding doors leading to the garden, quick-step laminate flooring, radiator.

First Floor

Landing

Double glazed window to rear, storage cupboard, fitted carpet.

Master Bedroom 12'1" x 12'5" (3.68m x 3.79m)



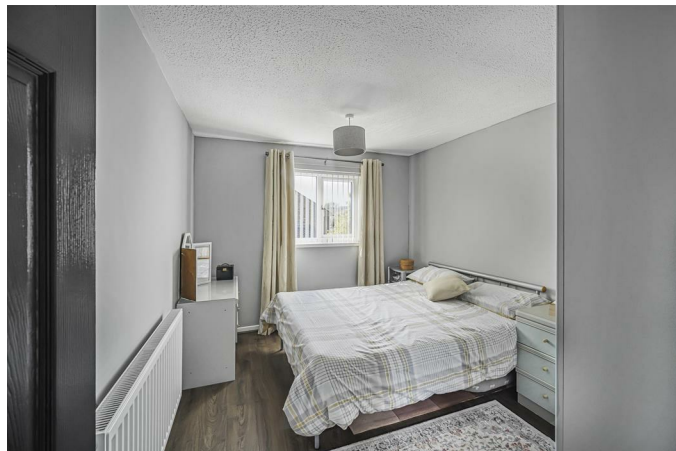
Double glazed window to the side, fitted wardrobes, quick-step laminate flooring and a radiator.

Bedroom 2 9'9" x 11'11" (2.96m x 3.62m)



Double glazed window to side, quick-step laminate flooring, radiator.

Bedroom 3 9'7" x 12'0" (2.93m x 3.67m)



Double glazed window to side, fitted wardrobes, quick-step laminate flooring, radiator.

Bedroom 4 6'11" x 13'0" (2.10m x 3.95m)

Double glazed window to side, fitted wardrobes, storage in the eaves, fitted carpet, radiator.

Wet Room



The bathroom is fitted with a three piece suite comprising a shower area, wash hand basin and WC. A radiator and frosted double glazed window to the front.

External



To the front of the property, there is a well-maintained lawn alongside a spacious driveway offering ample parking.

To the rear, the property boasts a private enclosed garden featuring a patio area, a lawn, and a charming small stream. The garden also includes a shed with electricity, as well as a variety of mature shrubs and trees, creating a peaceful and established outdoor space.



Aerial Images



Agents Note

Tenure _ Freehold

Council Tax Band - D

Parking - Driveway

Services - Services - Mains electric. Mains sewerage. Mains Gas. Mains Water.

Solar Panels - The seller has 8 solar panels on the property

Mobile coverage - EE Vodafone Three O2

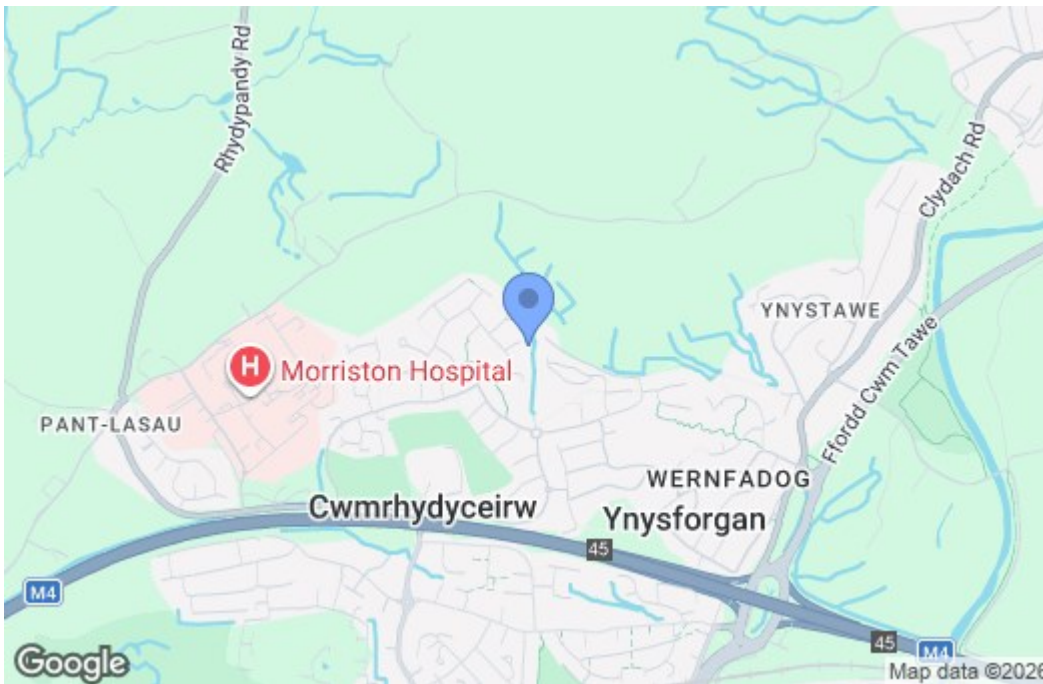
Broadband - Standard - 4 Mbps Superfast 55 Mbps Ultrafast 18000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

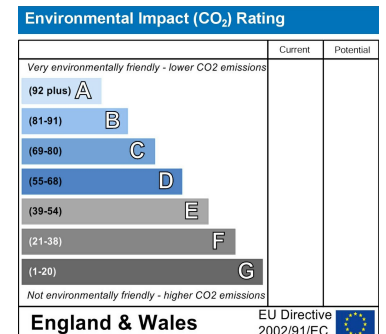
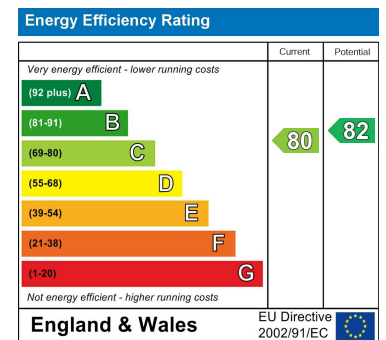
Floor Plan



Area Map



Energy Efficiency Graph



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