

## 26 Plas Road, Swansea, SA8 3HD

**Offers In The Region Of £429,950**

An exceptional and beautifully appointed four-bedroom detached residence, showcasing an impressive blend of elegance, space, and contemporary family living. This outstanding home offers four generously proportioned bedrooms, including a luxurious principal suite complete with a sleek en-suite shower room, alongside a stylish and well-appointed family bathroom to the first floor. The ground floor presents a wealth of refined living space, featuring two sophisticated reception rooms, ideal for both formal entertaining and relaxed family living. At the heart of the home lies a stunning open-plan kitchen/dining area, finished to a high specification and designed for modern lifestyles, with striking bi-folding doors that open seamlessly onto the rear garden, creating an effortless transition between indoor and outdoor living. A beautifully presented downstairs cloakroom further enhances the practicality and convenience of this exceptional home.

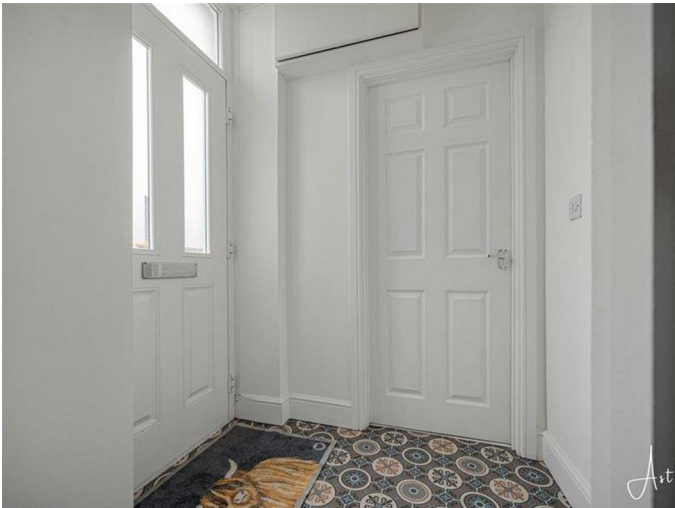
Externally, the property continues to impress with a substantial driveway providing ample off-road parking. To the rear, a generously sized and private garden offers a tranquil retreat, complete with an expansive patio area perfect for al fresco dining and entertaining, alongside a well-maintained lawn ideal for families and outdoor enjoyment.

## Main Dwelling



Enter through composite door into:

**Hallway 5'4 x 4'8 (1.63m x 1.42m)**



With storage cupboard and tiled flooring.

## Lounge 19'4 x 10'4 (5.89m x 3.15m)



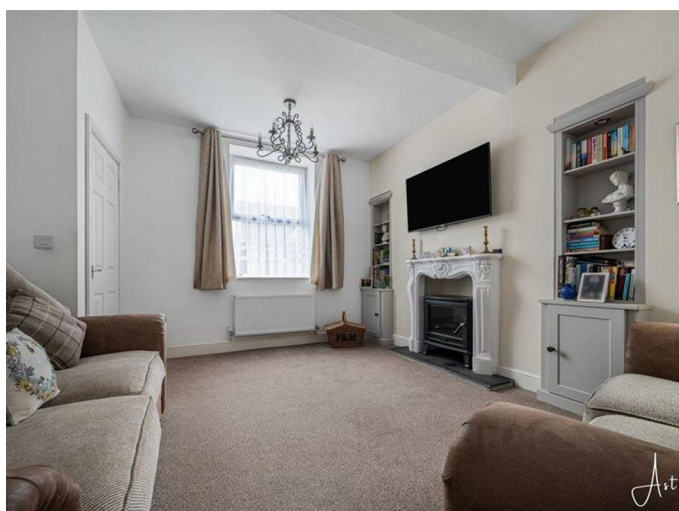
Spacious lounge with large double glazed window to front, radiator, log burner with stone surround, laminate flooring, stairs to first floor and opening into:



**Second reception room 11'7 x 14'7 (3.53m x 4.45m)**



With window to front, electric fire with painted surround (not tested) and radiator.



**Kitchen/Diner 33'8 x 13'1 widening to 14'0 (10.26m x 3.99m widening to 4.27m)**



A spacious open-plan kitchen/diner fitted with a range of modern white base and wall units, complemented by coordinating work surfaces. The kitchen includes an integrated fridge/freezer, gas hob with extractor over, and built-in oven. Finished with tiled flooring throughout, the space also features a stylish matt black sink and drainer with mixer tap, and a window overlooking the rear garden. Bi-folding doors open out to the garden, while a log burner adds warmth and character, making this an ideal and inviting family living space.





**Utility room/Toilet 5'2 x 8'4 (1.57m x 2.54m)**



With low level wc, tiled flooring, pedestal wash hand basin, space for washing machine and tumble dryer, and window to rear.

**Landing 14'8 x 5'7 (4.47m x 1.70m)**



With radiator and attic hatch.

### Bedroom one 18'4 x 14'1 (5.59m x 4.29m)



It is a generously sized double room featuring a range of fitted wardrobes and matching bedside tables, providing ample storage. Floor-to-ceiling windows offer lovely views over the rear garden and allow plenty of natural light to fill the space. The room is further enhanced by spot lighting and a radiator, creating a comfortable and well-presented retreat.

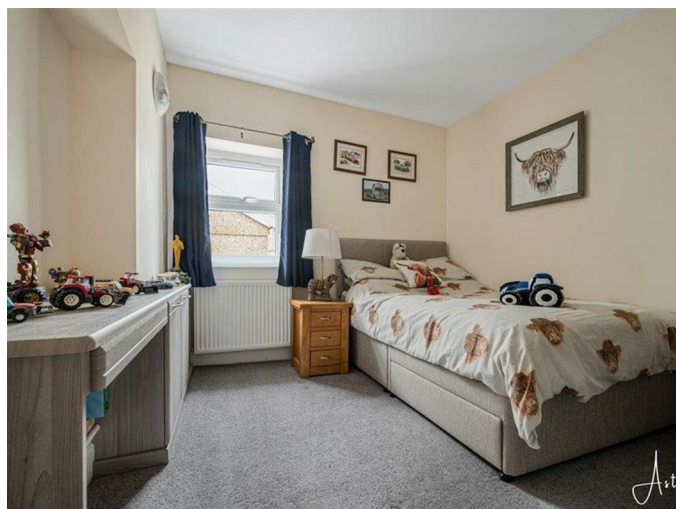


### Ensuite 10'8 x 4'1 (3.25m x 1.24m)



Fitted with a three piece suite in white to include, walk in shower with fully tiled walls, tiled flooring, sink on vanity unit, window to rear, low level wc and radiator.

### Bedroom two 10'0 x 10'0 (3.05m x 3.05m)



Double bedroom with a range of fitted wardrobes, radiator and window to side.



Bedroom three 9'8 x 10'4 (2.95m x 3.15m)



Bedroom four 7'4 x 8'9 (2.24m x 2.67m)



With window to front and radiator.



Double bedroom with window to front and radiator.

### Bathroom 7'1 x 8'9 (2.16m x 2.67m)



Immaculately bathroom fitted with three piece suite in white to include, roll top bath, low level wc, pedestal wash hand basin, part tiled walls, cushioned flooring, window to rear and heated towel rail.



### Outside



The enclosed rear garden provides a private and beautifully presented outdoor retreat, featuring a stylish patio area ideal for al fresco dining and entertaining. Steps lead down to a well-maintained lawn, creating a sense of depth and space. The garden is further enhanced by a charming children's playhouse also ideal for garden storage.





**Drive view**



**Agents Notes**

Local Authority: Neath Port Talbot

Council Tax Band: E

Annual Price: £2,983

Conservation Area : No

Flood Risk

River : Very low

Seas : Very low

**Agents Notes**

Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
7 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability

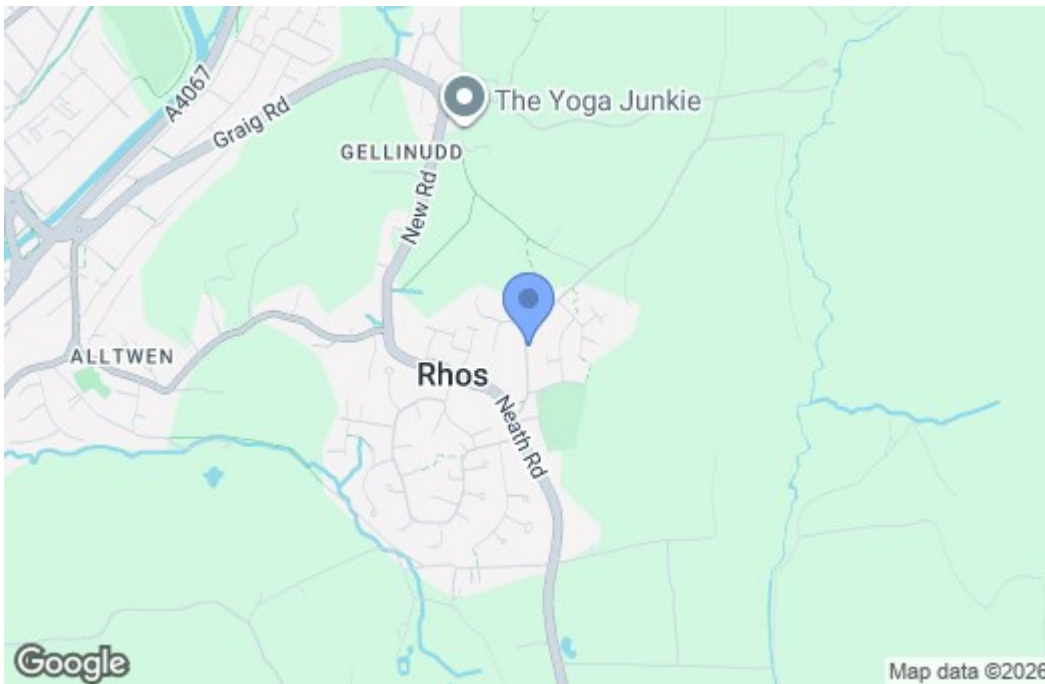
BT  
Sky  
Virgin

## Floor Plan

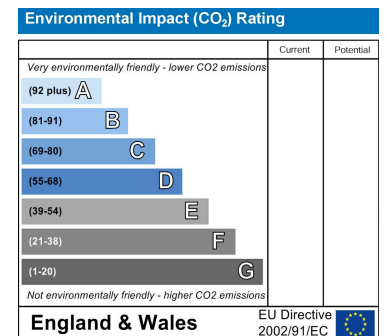
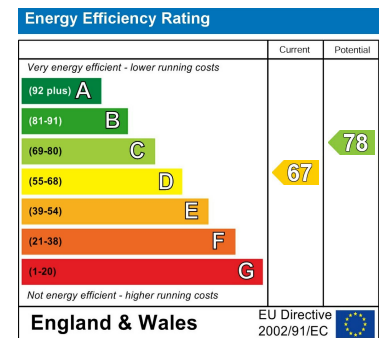


Total area: approx. 141.2 sq. metres (1520.1 sq. feet)

## Area Map



## Energy Efficiency Graph



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