



## 26 Heol Banc Y Felin, Gorseinon, Swansea, SA4 4QH

**Offers In Excess Of £350,000**

This charming detached family home offers an excellent balance of space, comfort, and convenience, extending to approximately 1,399 sq ft. Well presented throughout, the property boasts four spacious bedrooms, making it an ideal choice for growing families. The accommodation begins with a welcoming entrance hall leading to a study, perfect for home working, and a bright living room with bay window. The heart of the home is the generous kitchen/diner, ideal for family meals and entertaining, which flows seamlessly into a comfortable sitting room. A convenient ground floor WC completes the layout.

To the first floor are four well proportioned bedrooms, including a master bedroom with en-suite shower room, along with a modern family bathroom serving the remaining rooms. Externally, the property benefits from a gravelled frontage, a driveway providing parking and access to the garage. There is an enclosed rear garden featuring a lawned area and patio area, perfect for outdoor dining and relaxation. Situated in Gorseinon, a vibrant and family-friendly community, the property is close to a wide range of local amenities and schools. Scenic coastal walks at Loughor and the Llanelli coastline are within easy reach, while the M4 corridor provides excellent access to surrounding towns and cities. A fantastic opportunity to secure a wonderful family home in a highly desirable location.

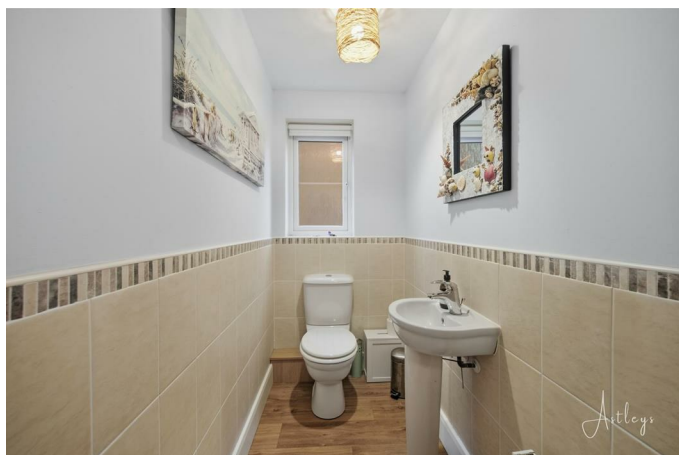
## The Accommodation Comprises

### Ground Floor

#### Hall

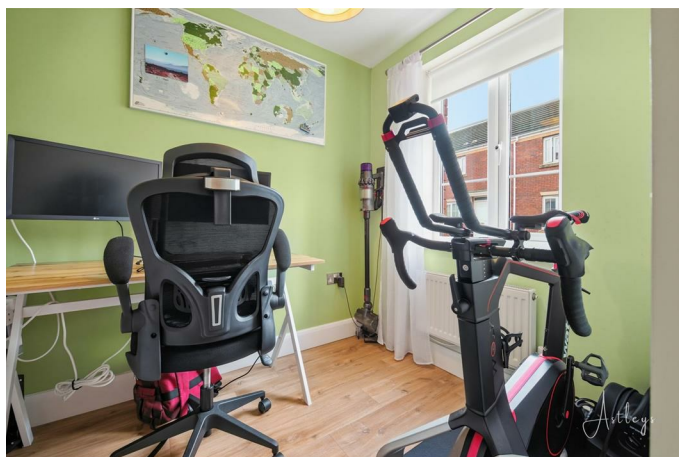
Entered via door to front, laminate flooring, staircase to first floor, radiator.

#### WC



Two piece suite comprising a wash hand basin and WC. Half tiled walls, radiator, laminate flooring, frosted double glazed window to side.

#### Office 7'2" x 6'8" (2.18m x 2.02m)



Double glazed window to front, laminate flooring, radiator.

#### Living Room 10'9" x 16'8" (3.28m x 5.07m)



Double glazed bay window to the front aspect, allowing plenty of natural light, with fitted carpet and two radiators.



### Kitchen/Dining Room 12'6" x 19'1" (3.80m x 5.82m)



Fitted with a matching range of wall and base units, incorporating a 1+1/2 bowl stainless steel sink with integrated drainer. Plumbing is in place for a washing machine, with space for a fridge/freezer and a cooker featuring a four ring gas hob and extractor hood over, laminate flooring, radiator double-glazed window to the rear and double doors leading to the rear garden.



### Sitting Room 12'6" x 8'11" (3.80m x 2.72m)



Double doors leading to rear garden, fitted carpet, radiator.



### Landing

Double glazed window to side, fitted carpet.

### First Floor

**Master Bedroom 6'7" x 9'11" (2.00m x 3.01m)**



Double glazed window to front, fitted carpet, radiator, door to the en-suite.



**En-suite Shower Room**



Fitted with a modern three piece suite comprising a shower cubicle, wash hand basin and WC. Features include a frosted double-glazed window to the front, laminate flooring and a heated towel rail.

**Bedroom 2 14'4" x 10'10" (4.36m x 3.31m)**



Double glazed window to front, fitted carpet, radiator.

**Bedroom 3 8'7" x 11'5" (2.62m x 3.47m)**



Double glazed window to rear, fitted wardrobe, fitted carpet, radiator.

### Bedroom 4 8'7" x 9'11" (2.62m x 3.01m)



Double glazed window to rear, fitted wardrobes, fitted carpet, radiator.

### Bathroom



Fitted with a three piece suite comprising a bath, wash hand basin and WC. Additional features include a frosted double-glazed window to the rear, laminate flooring and a radiator.

### External



To the front of the property there is a gravelled area with a pathway leading to the front door, along with a driveway to the side providing access to the garage. To the rear, the property benefits from an enclosed garden featuring a lawn and patio area.

### Garage

Up and over door.



### Aerial Images



### Agents Notes

Tenure - Freehold

Council Tax Band - E

Services - Mains electric. Mains sewerage. Water Meter.

Parking - Driveway

Mobile coverage - EE Vodafone Three O2  
Broadband -Basic -15 Mbps Superfast 80 Mbps Ultrafast  
10000 Mbps  
Satellite / Fibre TV Availability - BT Sky

## Floor Plan

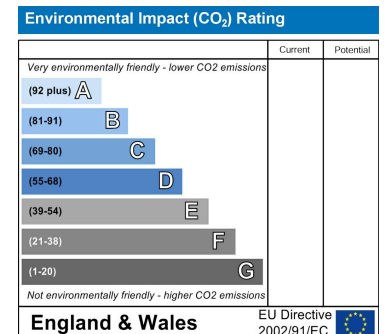
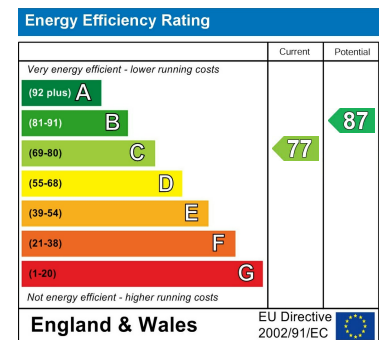


Total area: approx. 139.6 sq. metres (1503.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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