



Ty Marlyn, Pencaerfenni Park, Crofty, Swansea, SA4 3SG

£900,000

Welcome to Ty Marlyn, an award-winning, architecturally designed detached residence, celebrated as one of the finest modern homes in Swansea. Set within the picturesque surroundings of Crofty, this exceptional property offers an impressive 3,143 sq ft of beautifully crafted living space, perfectly tailored for contemporary family life. Entering through grand double doors, you are immediately greeted by a striking open-plan living area that seamlessly combines the entrance hall, kitchen, dining area and lounge. Flooded with natural light from expansive glazing and three sets of double doors opening onto the garden, this stunning space creates a superb sense of flow while framing breathtaking views across the estuary. The ground floor also features a comfortable sitting room, a dedicated study ideal for home working, a generously proportioned utility room, and a stylish wet room. To the first floor are four spacious bedrooms, each enjoying the luxury of its own en-suite. The principal suite is a true sanctuary, boasting a walk-in wardrobe, a beautifully appointed en-suite bathroom, and two Juliet balconies offering panoramic views across the Gower Peninsula and estuary. Approached via a shared lane, the property benefits from a brick-laid driveway providing ample off-road parking and access to a detached double garage with electric charging point. To the rear, the generous garden is mainly laid to lawn with a large patio area, perfect for entertaining or simply relaxing while taking in the peaceful coastal setting.

Ty Marlyn is more than a home — it is an outstanding lifestyle opportunity, combining luxury, space and spectacular surroundings in one of Swansea's most desirable locations.

The Accommodation Comprises

Ground Floor

Open Plan Living 41'1" x 22'8" (12.51m x 6.91m)



The majority of the ground floor is arranged as an impressive open-plan living space, incorporating the entrance hall, kitchen, dining area, and lounge, creating a fantastic environment for modern family living.

You enter the home through the double doors flanked by windows on either side, the space is flooded with natural light from windows to the front, side, and rear, along with three sets of double doors opening directly onto the garden. These doors make the most of the stunning views across the estuary and provide a seamless connection between indoor and outdoor living. The area has a storage cupboard and is finished with stylish wood-effect tiled flooring complemented by underfloor heating throughout, while a staircase rises from the hall to the first floor, completing this exceptional and welcoming ground-floor layout.

Entrance

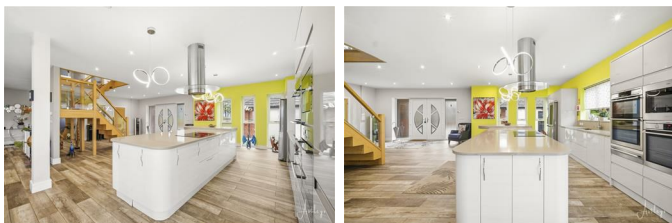


Kitchen



The kitchen is fitted with a comprehensive range of wall and base units with ample worktop space, complemented by a matching island unit providing additional cupboard and drawer storage. The island incorporates a wine fridge and an induction hob with an elevated extractor fan above. Further features include a built-in eye-level electric double oven and

grill, an additional oven and warming drawer, integrated microwave, space for an American-style fridge/freezer, and a built-in dishwasher, creating a highly functional and well-appointed kitchen space.



Dining Area



Situated just off the kitchen, the dining area provides ample space for a large dining table and enjoys rear views, making it an ideal setting for both everyday meals and entertaining.

Magnificent Salt Mash Views



Lounge Area



The lounge area features two sets of double doors opening out onto the patio, providing the perfect spot to sit back and enjoy views over the garden and the estuary beyond.



Sitting Room/Bedroom 5 16'1" x 10'10" (4.91m x 3.29m)



Situated at the front of the house and accessed from the main living accommodation through double doors,

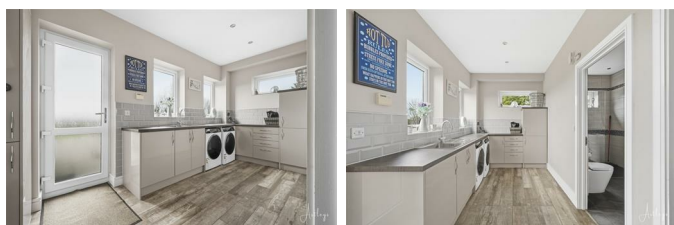
the sitting room features full-height double glazed windows to the front, allowing plenty of natural light. The room is finished with wood-effect tiled flooring with underfloor heating and complemented by ceiling spotlights, creating a comfortable and stylish additional living space.

Study 6'10" x 5'1" (2.08m x 1.56m)



Double glazed window to front, wood-effect tiled flooring with underfloor heating.

Utility Room 7'3" x 16'4" (2.20m x 4.99m)



The good-sized utility room is fitted with a matching range of base units with worktop space, a stainless steel sink unit enjoying views to the rear, and tiled splashbacks. There is plumbing for a washing machine and space for a tumble dryer, along with a cupboard housing the boiler. The room features wood-effect tiled flooring with underfloor heating, ceiling spotlights, double-glazed windows to the rear and side, and a double-glazed door leading out to the rear garden. A further door provides access to the wet room.

Wet Room



The ground floor wet room comprises a tiled walk-in shower area with a glass screen, vanity wash hand basin, and WC. The room is finished with fully tiled walls, a heated towel rail, and tiled flooring with underfloor heating, complemented by ceiling spotlights and a double-glazed window to the side.

First Floor

Galleried Landing



Ascending the staircase leads to an impressive gallery landing with a vaulted ceiling, creating a striking sense of space and light. The landing incorporates a seating area and is enhanced by a full-height feature window to the front. There is also a useful storage cupboard and access to a bathroom, which also serves as an ensuite to one of the bedrooms.

Master Bedroom 20'11" x 17'0" (6.37m x 5.17m)



The master bedroom is an impressive and luxurious space, featuring two sets of double doors opening onto Juliet balconies, allowing you to enjoy stunning views across the Gower Peninsula and the estuary from the comfort of your bed. From the bedroom, there is access to a walk-in wardrobe, which in turn leads through to the well-appointed en-suite, creating a seamless and private suite ideal for modern living.



Dressing Area 10'8" x 5'10" (3.25m x 1.77m)



Double glazed window to rear, fitted with hanging space and shelving, door leading into the en-suite.

Master En-Suite



The en-suite bathroom is beautifully appointed, featuring a bath positioned in front of the two full height windows, providing a perfect place to sit and relax while enjoying the amazing views. The suite includes a twin wash hand basin set within a vanity unit and a WC, with a walk-in tiled shower area accessible from either side. Finished with fully tiled walls, tiled flooring, ceiling spotlights, a radiator, and a heated towel rail, the room also benefits from double-glazed windows to the rear and side, allowing in plenty of natural light.



Bedroom 2 17'10" x 10'1" (5.43m x 3.07m)



Double glazed windows to front and side, radiator, dual entry to the en-suite.



En-suite

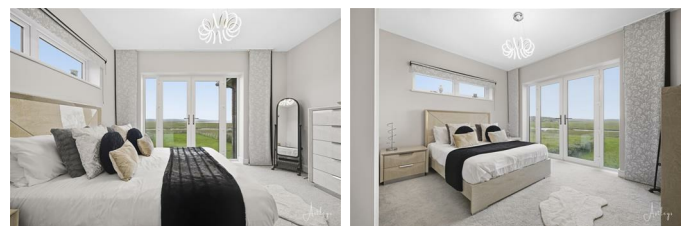


Can also be access from the landing and is fitted with a three piece suite comprising with shower over and glass screen, wash hand basin and WC. Tiled walls, heated towel rail, tiled flooring, ceiling spotlights, frosted double glazed window to front.

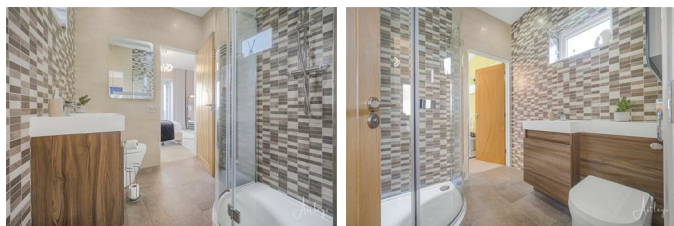
Bedroom 3 16'8" x 13'5" (5.09m x 4.08m)



Double glazed double doors to Juliet balcony, double glazed window to side, radiator, door to the dual entry bathroom.

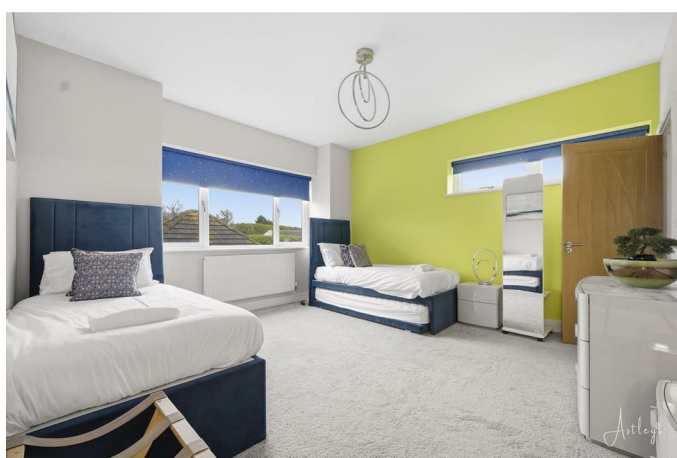


Dual Entry Bathroom



Three piece suite comprising a shower, wash hand basin and WC. Tiled walls, double glazed window to side, door to bedroom 4

Bedroom 4 14'7" x 13'4" (4.45m x 4.07m)



Double glazed windows to front and side, radiator.



External

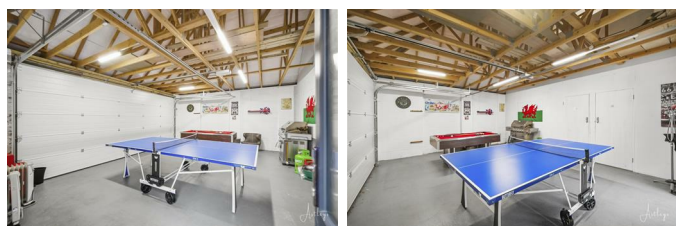


Approached via a shared lane, the property benefits from a brick-laid driveway providing ample off-road parking and access to a detached double garage and an electric car charging point.

The garage is fitted with electric up-and-over doors, power and lighting, with a side access door, and is currently utilised as a games room with part sectioned off for practical storage.

There is access on both sides of the property leading through to the rear garden, which is a generous size and mainly laid to lawn. A spacious patio area provides an ideal spot to relax and enjoy the surrounding views, with direct access from both the utility room and the lounge, and the garden is further enhanced by the addition of a hot tub.

Double Garage



Rear Garden



Aerial Images



Agents Note

Tenure - Freehold

Council Tax -

Services - Main Gas, Electric, water meter, Septic tank

Roof solar panels generating income.

Electric car charging point on garage.

Parking - Driveway & double garage

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 11 Mbps Superfast 75 Mbps

Satellite / Fibre TV Availability - BT Sky

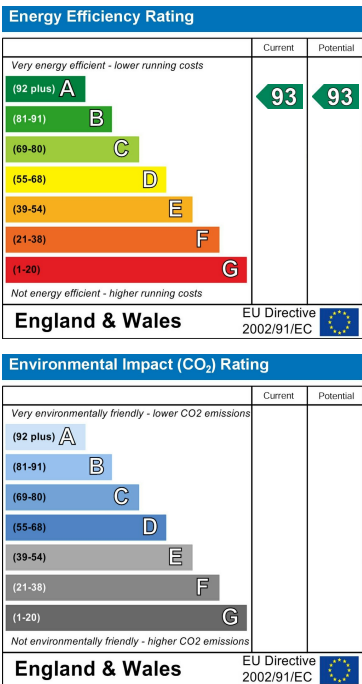
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.