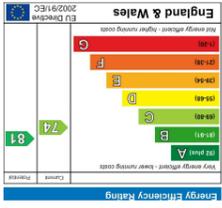
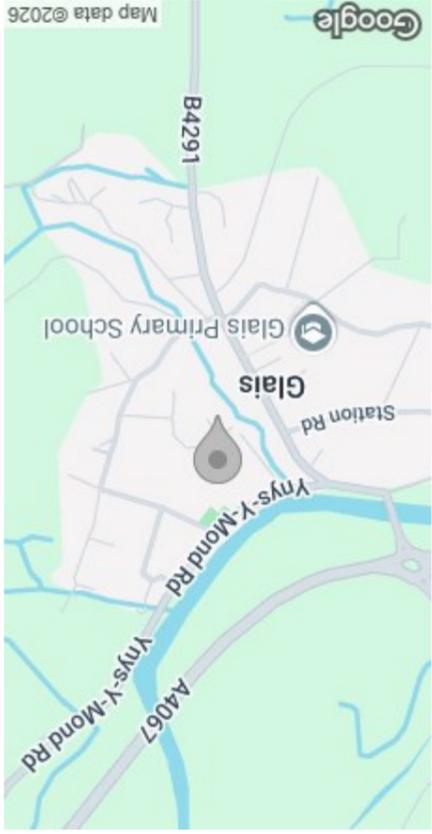


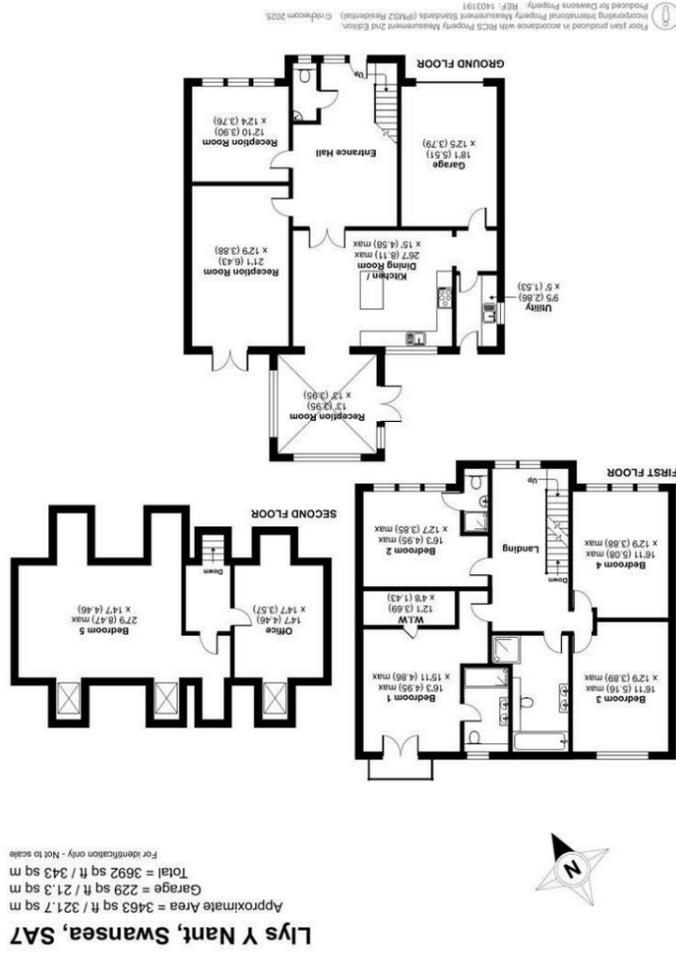
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



3 Llys Y Nant
 Glais, Swansea, SA7 9JB
 Offers Around £725,000



GENERAL INFORMATION

Situated in the charming area of Llys Y Nant, Glais, Swansea, this stunning detached house offers an exceptional living experience. Immaculately presented throughout, the property boasts an impressive layout that is perfect for both family living and entertaining.

As you enter, you are welcomed into a spacious hallway that leads to three generous reception rooms, providing ample space for relaxation and social gatherings. The heart of the home is undoubtedly the inviting kitchen and dining room, designed to be both functional and stylish, making it the ideal setting for family meals and entertaining guests.

This remarkable home features six well-proportioned bedrooms, ensuring that there is plenty of room for family and guests alike. With three modern bathrooms, convenience and comfort are at the forefront of this property's design.

The beautifully maintained, enclosed rear garden offers a private oasis for outdoor enjoyment, perfect for children to play or for hosting summer barbecues. Additionally, the property benefits from ample off-road parking, with a driveway and an integral garage, providing ease and security for your vehicles.

Situated close to local amenities, this home is ideally located for those seeking a balance of tranquillity and convenience.

FULL DESCRIPTION

Entrance Hall

Cloakroom

Reception Room

12'10 x 12'4 (3.91m x 3.76m)

Reception Room

21'1 x 12'9 (6.43m x 3.89m)

Kitchen/Dining Room

26'7 max x 15'0 max (8.10m max x 4.57m max)

Utility

9'5 x 5 (2.87m x 1.52m)

Reception Room

13'0 x 13'0 (3.96m x 3.96m)

First Floor

Landing



Bedroom Two
16'3 max x 12'7 max (4.95m max x 3.84m max)

Ensuite

Bedroom One

16'3 max x 15'11 max (4.95m max x 4.85m max)

Ensuite

Walk In Wardrobe

12'1 x 4'8 (3.68m x 1.42m)

Bathroom

Bedroom Three

16'11 max x 12'9 (5.16m max x 3.89m)

Bedroom Four

16'11 max x 12'9 (5.16m max x 3.89m)

Second Floor

Bedroom Five

27'9 max x 14'7 (8.46m max x 4.45m)

Bedroom Six/Office

14'7 x 14'7 (4.45m x 4.45m)

External

Parking

Driveway and garage (18'1 x 12'5)

Council Tax Band

G

EPC

C

Tenure

Freehold

Services

Mains electricity, gas, water (metered) and sewerage.
Broadband - The current supplier is Openreach via Sky. The broad band type is ADSL.
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, O2.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

