





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  
TBC

