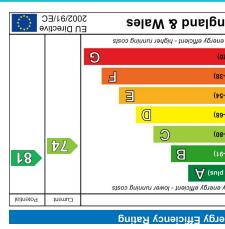
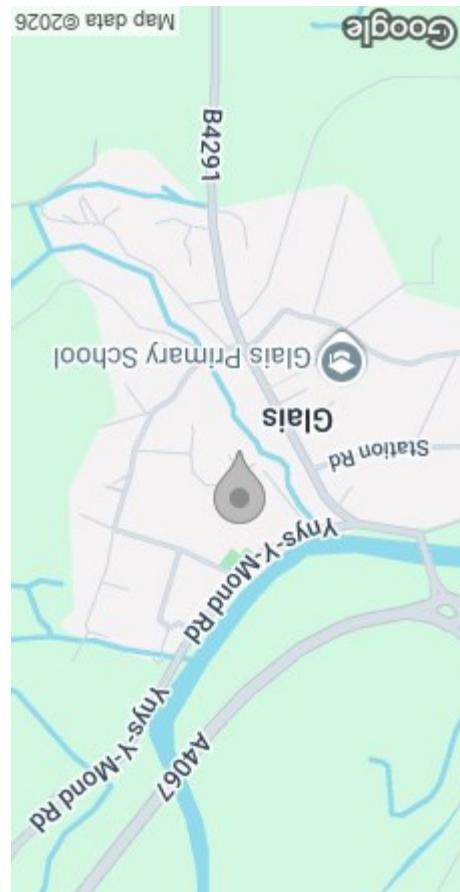




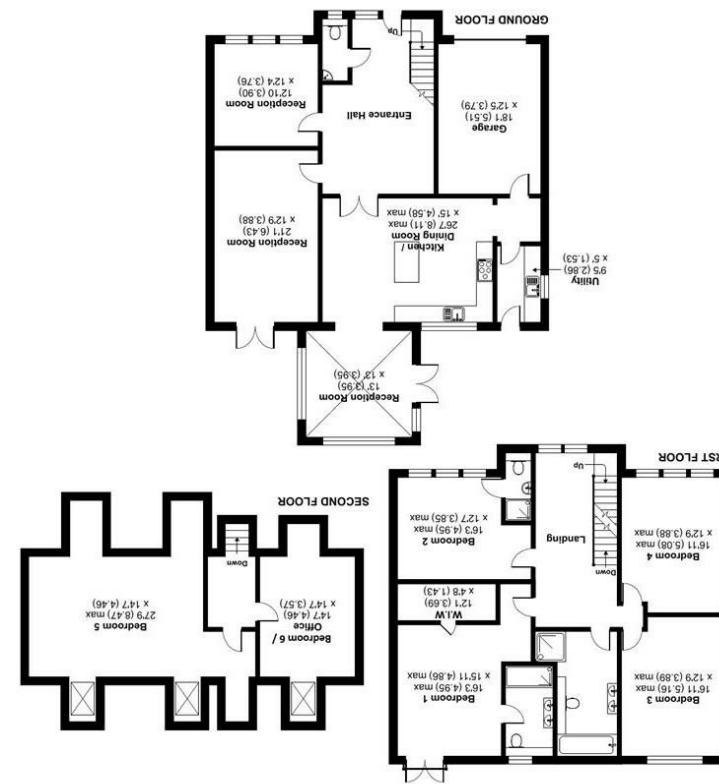
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### EPC



### AREA MAP



### FLOOR PLAN



3 Llys Y Nant  
Glais, Swansea, SA7 9JB  
Offers Around £750,000



## 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**  
TBC

