



19 Glyn Y Swisdir, Llanelli, SA14 8EE £695,000

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## WELCOME

Welcome to this spectacular, deceptively spacious 7-bedroom detached home, perfectly situated in the prestigious and highly desirable residential area of Glyn y Swisdr, Llanelli.

Spread across three beautifully designed floors, this property is the epitome of modern family living, offering an abundance of space, high-end finishes, and fantastic areas for both entertaining and relaxation. Luxurious underfloor heating runs throughout the entire ground floor, providing efficient, seamless warmth underfoot that perfectly complements the home's contemporary aesthetic

## LOCATION

Nestled in a quiet, highly regarded Swiss Valley cul-de-sac, this property offers the perfect lifestyle for growing families. It sits within easy reach of the reputable Swiss Valley Primary School, handy local amenities, and the scenic reservoir walking trails. While enjoying a peaceful setting, you are just a short drive from Llanelli town centre and Parc Trostre retail park. With swift links to the A484 and M4 motorway, this location effortlessly pairs executive luxury with everyday convenience



## THE GROUND FLOOR

Upon entering, you are greeted by a warm and welcoming entrance hallway that sets the tone for the rest of the home, complete with a convenient downstairs cloakroom/WC.

The heart of the home is the expansive living room, which flows seamlessly into a magnificent, light-filled open-plan kitchen, living, and dining area. This social hub is perfect for busy family mornings or hosting large dinner parties. Tucked away just off the kitchen is a practical, dedicated utility room, keeping your laundry and extra storage neatly out of sight.



## THE FIRST & SECOND FLOOR

Ascending to the first floor, you will find five generously sized bedrooms. A contemporary family bathroom also serves this floor, finished to a high standard.

The crowning jewel of this floor is the luxurious Master Suite, featuring:

- \* A private dressing room.
- \* A sleek en-suite shower room
- \* Sliding glass doors that open up to a private balcony - the perfect spot for the peaceful morning coffee.

Continue up to the second floor, which hosts two additional double bedrooms. This versatile space is incredibly flexible and could easily be utilized as a home office, a teenage retreat, a fitness studio, or a playroom.



# EXTERNAL

At the front of the property, a substantial block-paved driveway provides ample off-road parking for multiple vehicles, leading to a secure integral garage.

The fully enclosed rear garden is a private haven. It boasts a stylishly paved patio area perfect for alfresco dining, a beautiful sheltered pergola for all-weather outdoor lounging, and a lush lawn framed by mature trees and shrubs.



# ROOM DESCRIPTION

Entrance Hallway  
Tiled flooring, stairs to first floor.

Cloakroom  
Fitted with W/C, hand wash basin vanity, tiled walls and flooring, spot lights.

Living Room  
Window to front, double sliding doors to rear, feature fire place.

Open Plan Living/Kitchen/Dining  
Fitted with wall and base units with worktop over, two ovens and integrated fridge freezer, coffee machine and microwave, central island with storage and integrated dishwasher, sink and drainer with mixer tap and 5 ring gas hob. Tiled flooring, two windows to rear and two windows to side, patio doors to side.

Inner Hallway  
Tiled flooring, spot lights.

Utility  
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, space for washing machine and tumble dryer, tiled flooring, external door to side.

Integral Garage  
Electric roller shutter to side, window to front, door into; Boiler room (housing heating tank and boiler (WORCESTER)

Galleried Landing  
Window to front, radiator, stairs to second floor.

Master Bedroom  
Double sliding door to rear onto balcony, radiator.

Dressing Room  
Radiator, fitted wardrobes.

Ensuite  
Fitted with W/C, hand wash basin, double walk-in shower, heated towel rail, tiled walls and flooring, spot lights, window to side.

Bedroom Two  
Vaulted ceiling, fitted wardrobes, radiator, window to side.

Bedroom Three  
Fitted wardrobes, radiator, window to rear.

Bedroom Four  
Fitted wardrobes, radiator, window to rear.

Bedroom Five  
Fitted wardrobes, radiator, window to front.

Second Floor Landing  
Wood effect laminate, storage cupboard, Velux window to rear.

Bedroom Six  
Vaulted ceilings, radiator, eaves storage, wood effect laminate flooring, three Velux windows to rear.

Bedroom Seven  
Vaulted ceiling, radiator, Velux window to rear and front.

External  
Front : Block paved driveway with ample parking, leading to garage.  
Rear : Enclosed garden with side access. Paved patio and lawn areas, with mature trees and shrubs.



Est 1978

# Davies Craddock Estates

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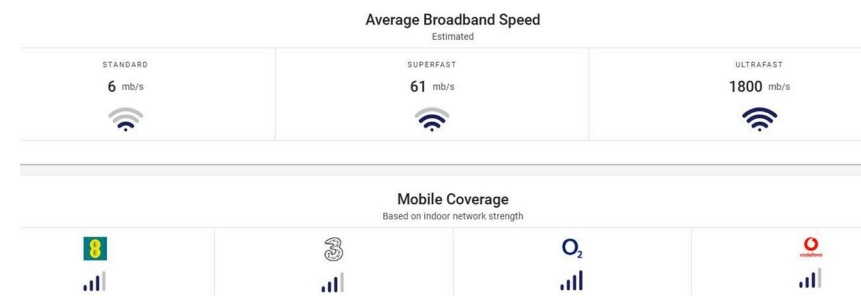
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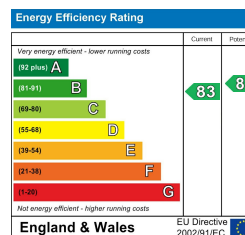
Est 1978



- Detached Property
- Seven Bedrooms
- Open Plan Living
- Driveway & Integral Garage
- Sought After Location
- Mains Gas, Electric, Water & Drainage
- Council Tax - H (information provided by local authority, subject to change)
- EPC - C Approx 363m<sup>2</sup>
- Freehold
- Under Floor Heating on Ground floor



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