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

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Est 1978

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 firs floor.

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

Living Room
26'2" x 14'7" approx.
Window to front, double sliding doors to rear, feature fire place.

Open Plan Living/Kitchen/Dining
32'2" x 32'4" approx.
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
7'8" x 11'6" approx.
Fitted with wall and base unites with worktop over, sink and drainer with mixer tap, space for washing machine and tumble dryer, tiled flooring, external door to side.

Integral Garage
22'2" x 15'4" approx.
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
15'7" x 18'9" approx.
Double sliding door to rear onto balcony, radiator.

Dressing Room
10'2" x 13'6" approx.
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
9'5" x 16'1" approx.
Vaulted ceiling, fitted wardrobes, radiator, window to side.

Bedroom Three
13'6" x 14'2" appprox.
Fitted wardrobes, radiator, window to rear.

Bedroom Four
10'3" x 16'9" approx.
Fitted wardrobes, radiator, window to rear.

Bedroom Five
12'2" x 14'2" approx.
Fitted wardrobes, radiator, window to front.

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

Bedroom Six
14'8" x 25'2" approx.
Vaulted ceilings, radiator, eaves storage, wood effect laminate flooring, three Velux windows to rear.

Bedroom Seven
14'8" x 14'10" approx.
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.

Davies Craddock Estates

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- Detached Property
- Seven Bedrooms
- Open Plan Living
- Driveway & Integral Garage
- Sits on Unadopted Road
- Mains Gas, Electric, Water & Drainage

- Council Tax - H (information provided by local authority, subject to change)
- EPC - C (Approx 363m2 x 3,907sqft)
- Freehold
- Underfloor Heating On Ground Floor

Average Broadband Speed

Estimated

STANDARD	SUPERFAST	ULTRAFAST
6 mb/s	61 mb/s	1800 mb/s

Mobile Coverage

Based on indoor network strength

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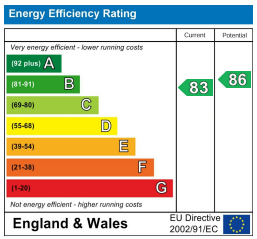

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