



Llys Penpant, offers in excess of £325,000

- Four Bedroom Detached Family Home
- Conservatory
- Driveway
- Close to the DVLA
- Close to Morriston Hospital
- Close to the M4 Corridor
- EPC Rating: Awaited



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About the property

Situated in the highly desirable location of Llangyfelach, this impressive four-bedroom detached property offers spacious and modern family accommodation, making it an ideal choice for those looking for a comfortable and contemporary home.

The property has been modernised throughout and provides generous living accommodation, complemented by excellent access to a number of key local amenities and transport links.

The spacious lounge provides an inviting area in which to relax and unwind, with ample room for a range of furniture arrangements. At the heart of the home is the modern open-plan kitchen and dining area, creating a sociable and versatile space ideal for everyday family life and entertaining.

The conservatory provides a further versatile reception space, offering an attractive connection between the main accommodation and the garden.



Accommodation

Hallway

Lounge

15' 8" x 11' 7" (4.78m x 3.53m)

Open Plan Kitchen Diner

18' 1" x 14' 8" (5.51m x 4.47m)

Conservatory

13' 8" x 10' 7" (4.17m x 3.23m)

Landing

Bedroom One

13' 6" x 8' 4" (4.11m x 2.54m)

Bedroom Two

12' 11" x 8' 9" (3.94m x 2.67m)

Bedroom Three

10' 4" x 9' 1" (3.15m x 2.77m)

Bedroom Four

9' 1" x 7' 6" (2.77m x 2.29m)

Family Bathroom

7' 6" x 6' 6" (2.29m x 1.98m)

Rear Enclosed Garden

Driveway

Garage

Ground Floor Wc

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Floorplan



Total floor area 116.7 m² (1,256 sq.ft.) approx

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