



Heol Pentre Felen, Llangyfelach, SA6 6BY

£750,000



Calow Evans
Estate Agents

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Heol Pentre Felen, Llangyfelach, SA6 6BY

A substantial size family home offering versatile accommodation situated in the village of Llangyfelach within easy access of the M4 motorway and Morriston Hospital. Enjoying contemporary style living, this six bedroom family home boasts a fantastic kitchen/diner fitted with 'Magnet' kitchen units with bi-folding doors along with three reception rooms and a utility room. The property enjoys a WC, two en-suite shower rooms and two family bathrooms. There is under floor heating to the ground and first floor with gas fired central heating to the second floor. Externally, an enclosed garden and potential for ample parking to the front & rear (subject to the necessary consents to lower the kerb). In our opinion, an ideal family home or for multi-generational living. Viewing is essential to appreciate the space this property has to offer.





Accommodation:

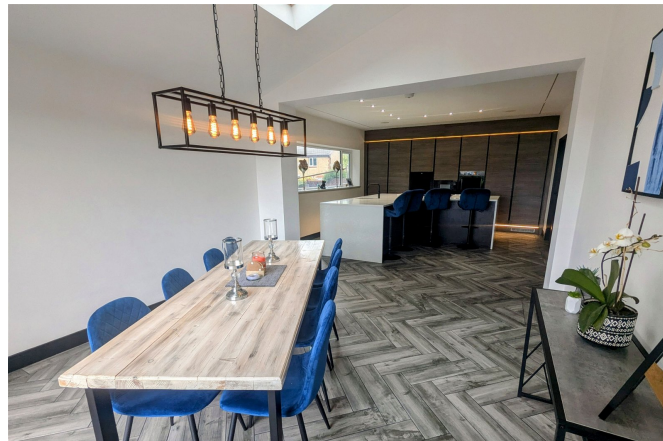
Entrance Hallway

Porcelain tiled floor, downlighters to ceiling, stairs to first floor, double glazed window to front.

Games Room

5.92m x 5.56m (19'5" x 18'3")

Double glazed bay window to front, porcelain tiled floor.





Lounge

5.84m x 4.44m (19'2" x 14'7")

Double glazed window to front, porcelain tiled floor, downlighters to ceiling.

Study

5.92m x 2.92m (19'5" x 9'7")

Double glazed French doors to side, tiled floor.

Kitchen

4.93m x 4.62m (16'2" x 15'2")

Double glazed window to rear, fitted with 'Magnet' kitchen units, Bespoke worktop, integrated fridge & freezer, double eye level electric oven's, integrated microwave, downdraft extractor fan in kitchen island with cupboard under, double wine cooler, instant hot water tap, opening to:



Dining Room

3.89m x 3.71m (12'9" x 12'2")

Bi-folding doors to side, two Velux windows, porcelain tiled floor.

Utility Room

Double glazed window to rear, fitted with wall & base units, plumbing for washing machine, space for dishwasher, surround sound system controls.

First Floor Landing

Double glazed window to front.



Master Bedroom

5.94m x 5.03m (19'6" x 16'6")

Double glazed bay window to front, double glazed window to side, downlighters to ceiling, laminate flooring.

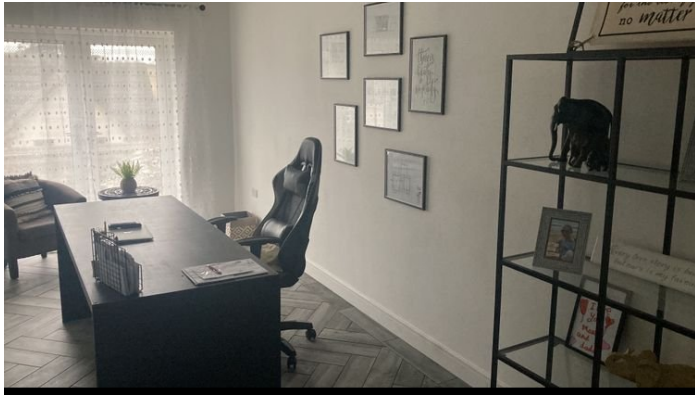
Ensuite

0m x 0m (0'0" x 0'0")

Double glazed window to side, WC, wash hand basin in vanity unit, shower cubicle.

Dressing Room





Bedroom Two

5.49m x 4.6m (18'0" x 15'1")

Double glazed window to side, laminate flooring, downlighters to ceiling.

Ensuite

Downlighters to ceiling, WC, sink in vanity unit, shower cubicle with electric shower, part tiled walls.

Gym/Bedroom Three

7.7m x 4.44m (25'3" x 14'7")

Double glazed window to rear, front & side, downlighters to ceiling.



Bathroom

2.92m x 2.18m (9'7" x 7'2")

Double glazed window to side, tiled floor, heated towel rail, suite comprising free standing bath, WC, sink in vanity unit, electric shower in cubicle, part tiled walls.

Second Floor Landing

Velux window, storage cupboard.

Bedroom Four

6.91m x 5.92m (22'8" x 19'5"/11'6")

Double glazed window to front & side, radiator.



Study

4.5m x 2.67m (14'9" x 8'9")

Velux window, radiator.

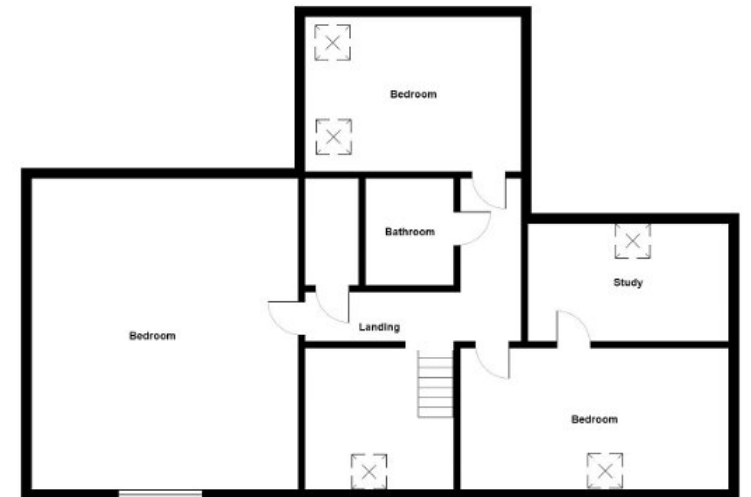
Bedroom Six

4.34m x 3.48m (14'3" x 11'5")

Two velux windows, radiator.

Externally

Potential for off road parking to the front & rear (subject to the necessary consents for lowering the kerb), side pedestrian access to an enclosed garden comprising lawned area, and gravelled area.



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

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