



Mynydd Bach Y Glo, £360,000

- Semi-detached four bedroom home.
- Three versatile reception rooms.
- No onward chain
- Expansive Rear Garden.
- Gated Driveway
- Ideal long-term family home.
- Large Kitchen-diner.
- EPC Rating: C



 4  2  3



About the property

Welcome to Ael Y Bryn, a semi-detached property that provides the perfect balance of comfort, practicality, and potential. Offered with no onward chain, this four-bedroom home is well-suited to growing families or those looking for additional space. This property also comes with a pre-application with Swansea Council for the erection of a new detached single-storey dwelling (bungalow) within the rear garden of the property.
2025/1765/PRE

The ground floor offers three reception rooms, ideal for living, dining, work-from-home space, or a playroom. The heart of the home is the large kitchen-diner, providing an excellent open area for family meals and entertaining, complemented by a separate utility area for convenience.

Upstairs, the property continues to impress with four good-sized bedrooms. The principal bedroom benefits from a private balcony, offering pleasant views over the substantial rear garden—a perfect spot for morning coffee or evening relaxation.

Two bathrooms serve the home, ensuring practicality for busy family life. One main family bathroom and one en-suite from the master bedroom.

Externally, the property features off-road parking via a gated driveway, providing both security and ease. The expansive plot offers not only a great outdoor space for children, pets, and entertaining, but also potential for future extensions or additional construction, subject to the necessary planning permissions.



Accommodation

Lounge One

23' x 12' 6" (7.01m x 3.81m)

Lounge Two

13' x 10' (3.96m x 3.05m)

Dining Room

12' 3" x 9' 5" (3.73m x 2.87m)

Bedroom One

23' x 12' 6" (7.01m x 3.81m)

Bedroom Two

11' 5" x 10' 3" (3.48m x 3.12m)

Bedroom Three

13' 1" x 10' 3" (3.99m x 3.12m)

Bedroom Four

13' 1" x 10' 3" (3.99m x 3.12m)

Bathroom

10' 3" x 7' 1" (3.12m x 2.16m)

Utility Room

11' 2" x 4' 7" (3.40m x 1.40m)

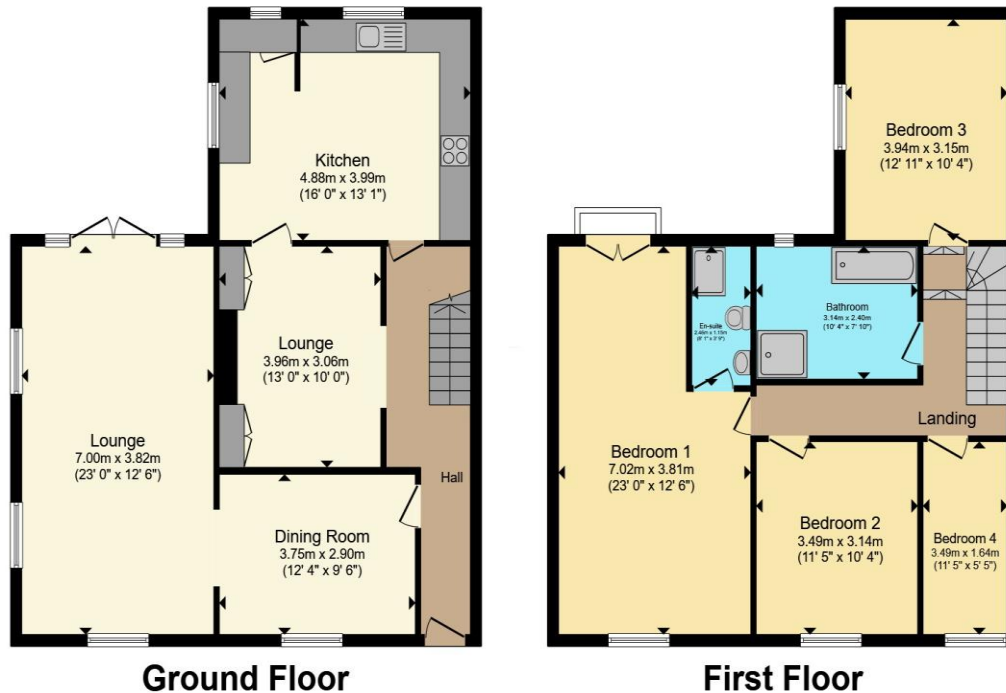
Front & Rear Garden

Parking

01792 894422

gorseinon@peteralan.co.uk

Floorplan



Total floor area 155.3 m² (1,672 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

