

Maes Ty Gwyn,

offers over £290,000



- Freehold
- Just 5 minutes from the M4
- Convenient access to local schools, amenities and transport links
- Sunny rear garden enjoying up to 12 hours of sunshine in late spring and summer
- Off Road Parking and Garage
- Principal bedroom with en-suite and

3 3 2

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About the property

Situated on a peaceful estate in the popular village of Llangennech, just five minutes from the M4, this beautifully presented three-bedroom detached home offers a superb blend of space, comfort and convenience.

The accommodation comprises a spacious lounge and dining room, a well-appointed modern kitchen and a ground floor W.C. Upstairs are three generous bedrooms, including a principal bedroom with en-suite featuring a walk-in shower, along with a family bathroom.

Outside, the property benefits from off-road parking and a garage. The front garden enjoys an attractive outlook over a meadow, while the private rear garden features mature planting, tall trees and solid fencing, with up to 12 hours of sunshine during late spring and summer.

Further benefits include superfast fibre broadband, a fully insulated and boarded loft, and a combi boiler serviced annually.

Ideally located close to local amenities, schools and transport links, the property is within easy reach of Llangennech railway station on the Heart of Wales Line. Families will also appreciate the bus stop near the entrance to the estate, providing transport to three secondary schools and the sixth form college in Gorseinon.

A fantastic family home in a sought-after location.



Accommodation

Hall

Lounge

12' 10" x 10' 4" (3.91m x 3.15m)
Dining Room

11' x 7' 8" (3.35m x 2.34m)
Kitchen

14' 7" x 10' 4" max (4.45m x 3.15m max)
W.C

Garage

15' 2" x 8' 11" (4.62m x 2.72m)
Bedroom 1

12' x 10' 10" (3.66m x 3.30m)
Ensuite

Bedroom 2

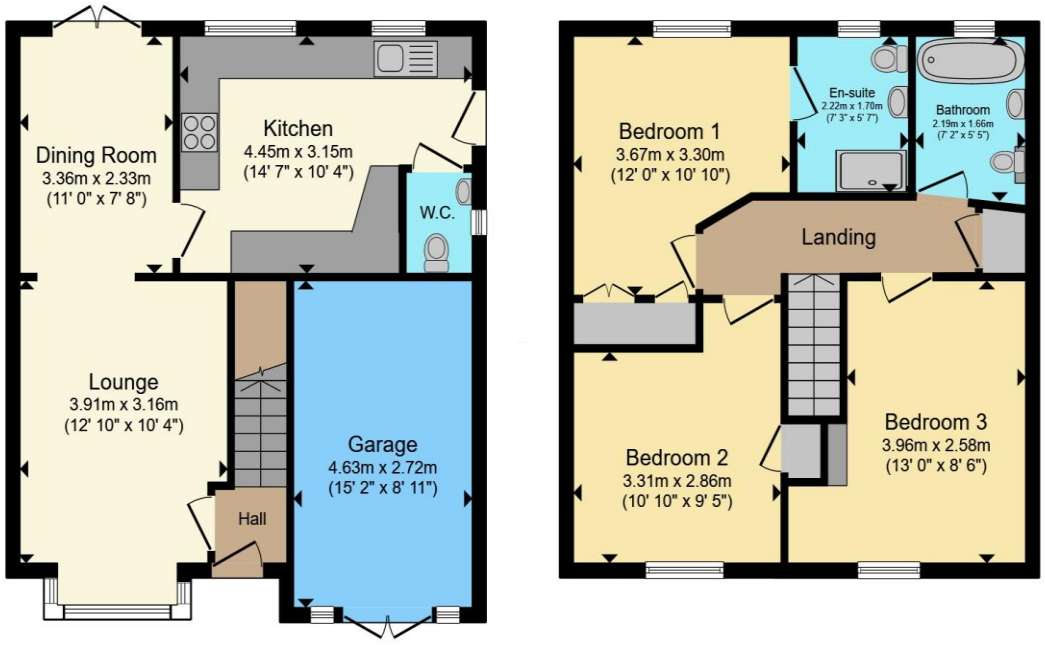
10' 10" x 9' 5" (3.30m x 2.87m)
Bedroom 3

13' max x 8' 6" max (3.96m max x 2.59m max)
Bathroom

7' 2" x 5' 5" (2.18m x 1.65m)

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Floorplan



Ground Floor **First Floor**

Total floor area 105.4 m² (1,135 sq.ft.) approx

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