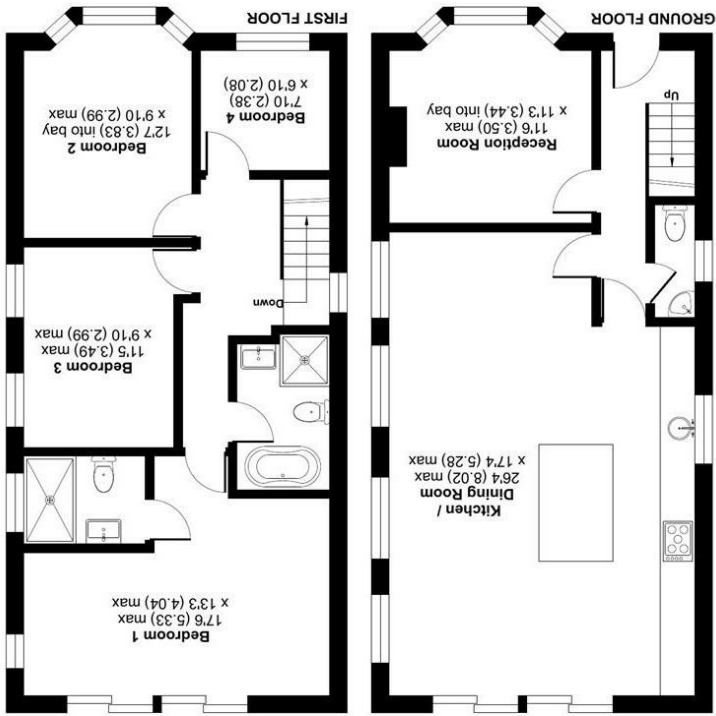


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

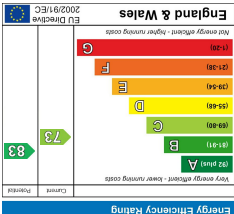
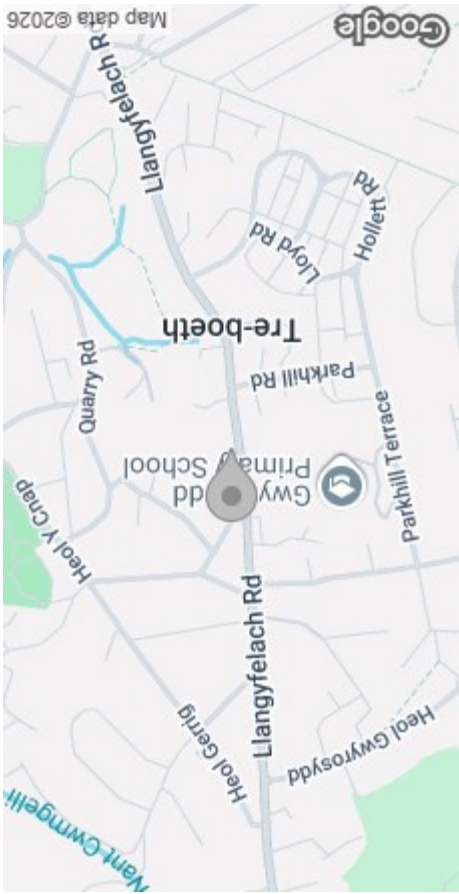
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Produced for Dawson's Property, REF: 1473143
Incorporating International Property Measurement Standards (IPMS) Measurements. © Dawson's 2026.



Llangyfelach Road, Treboeth, Swansea, SA5

Approximate Area = 1286 sq ft / 119.4 sq m

For identification only - Not to scale



FLOOR PLAN

AREA MAP



651 Llangyfelach Road
Treboeth, Swansea, SA5 9EN
Asking Price £400,000

4 2 1 C

GENERAL INFORMATION

A truly remarkable four-bedroom detached family home, positioned well back from Llangyfelach Road behind a gated entrance, offering exceptional privacy, generous living space, and a stunning standard of finish throughout.

Having undergone an extensive programme of renovation and improvement, this impressive property has been transformed into a contemporary family residence, where virtually every aspect of the home has been upgraded to create a stylish, high-quality, move-in-ready home.

The heart of the property is the magnificent open-plan kitchen, dining and family room, featuring a substantial central island, high-quality fittings, and impressive bi-fold doors that seamlessly connect the indoor living space with the beautifully enclosed rear garden. Designed with modern family living and entertaining in mind, this space provides a real wow factor.

The accommodation briefly comprises four well-proportioned bedrooms, including a superb principal suite complete with a luxurious en-suite shower room, alongside a beautifully appointed family bathroom and spacious reception areas.

Externally, the property continues to impress with a secure gated driveway providing ample off-road parking, whilst to the rear is a large enclosed garden offering an ideal setting for families, entertaining guests, or simply enjoying outdoor living in complete privacy.

Combining contemporary design, exceptional craftsmanship, and generous family accommodation, this outstanding home presents a rare opportunity to acquire a comprehensively renovated detached property in a highly convenient and sought-after location.

Early viewing is highly recommended to fully appreciate the quality, space, and lifestyle on offer.

FULL DESCRIPTION

- Ground Floor
- Hallway
- Cloakroom
- Lounge

11'5" (max) x 11'3" (into bay)

(3.50m (max) x 3.44m (into bay))
- Kitchen/Dining Room

26'3" (max) x 17'3" (max) (8.02m (max) x 5.28m (max))



- First Floor
- Landing
- Master Bedroom

17'5" (max) x 13'3" (max)

(5.33m (max) x 4.04m (max))
- En-Suite Shower Room
- Bedroom 2

12'6" (into bay) x 9'9" (max)

(3.83m (into bay) x 2.99m (max))
- Bedroom 3

11'5" (max) x 9'9" (max) (3.49m (max) x 2.99m (max))
- Bedroom 4

7'9" x 6'9" (2.38m x 2.08m)



- Family Bathroom
- Gated Driveway to Front
- Enclosed Rear Garden



- Tenure - Freehold
- Council Tax Band - D
- EPC-C
- Services

Mains Gas & Electric

Mains Sewerage

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.