



Llys Y Foel, offers over £310,000

- Detached Five-Bedroom Home
- Gated Development
- Two Reception Rooms and Conservatory
- Parking for up to 4 Vehicles
- Wrap Around Garden
- Access To M4
- Close to Local Amenities
- Walk In Wardrobe in Bedroom 1
- EPC Rating: D



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About the property

Situated within a desirable gated development, this impressive five-bedroom detached family home offers generous and versatile accommodation extending to approximately 1,510 sq.ft., while enjoying excellent access to the M4 corridor and a range of local amenities, schools, and transport links.

The ground floor comprises a welcoming entrance hall with cloakroom/WC, a fitted kitchen, two reception rooms offering flexible living space, and a bright conservatory overlooking the rear garden. The layout is perfectly suited to modern family life, providing ample space for both entertaining and everyday living.

To the first floor are four well-proportioned bedrooms, including a principal guest bedroom with en-suite facilities, together with a family shower room. The second floor is dedicated to an exceptional principal bedroom suite, benefitting from its own en-suite shower room and offering a private retreat away from the rest of the home.

Externally, the property enjoys a secure setting with off-road parking for up to four vehicles, making it ideal for larger families and visiting guests.

Combining spacious accommodation, excellent commuter links, and a secure family-friendly environment, this superb home is perfectly positioned for those seeking convenience without compromising on space.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Accommodation

Hall

W.C

Lounge

12' x 8' 7" (3.66m x 2.62m)

Lounge 2

16' x 11' 3" (4.88m x 3.43m)

Kitchen

12' 5" x 9' 6" (3.78m x 2.90m)

Convervatory

9' 2" x 7' 11" (2.79m x 2.41m)

Bedroom 5

12' 2" x 6' (3.71m x 1.83m)

Bedroom 4

9' 7" max x 6' 7" max (2.92m max x 2.01m max)

Bedroom 3

11' 9" x 8' 8" (3.58m x 2.64m)

Shower Room

7' 10" x 6' (2.39m x 1.83m)

Bedroom 2

11' 5" x 11' 5" (3.48m x 3.48m)

Ensuite

Bedroom 1

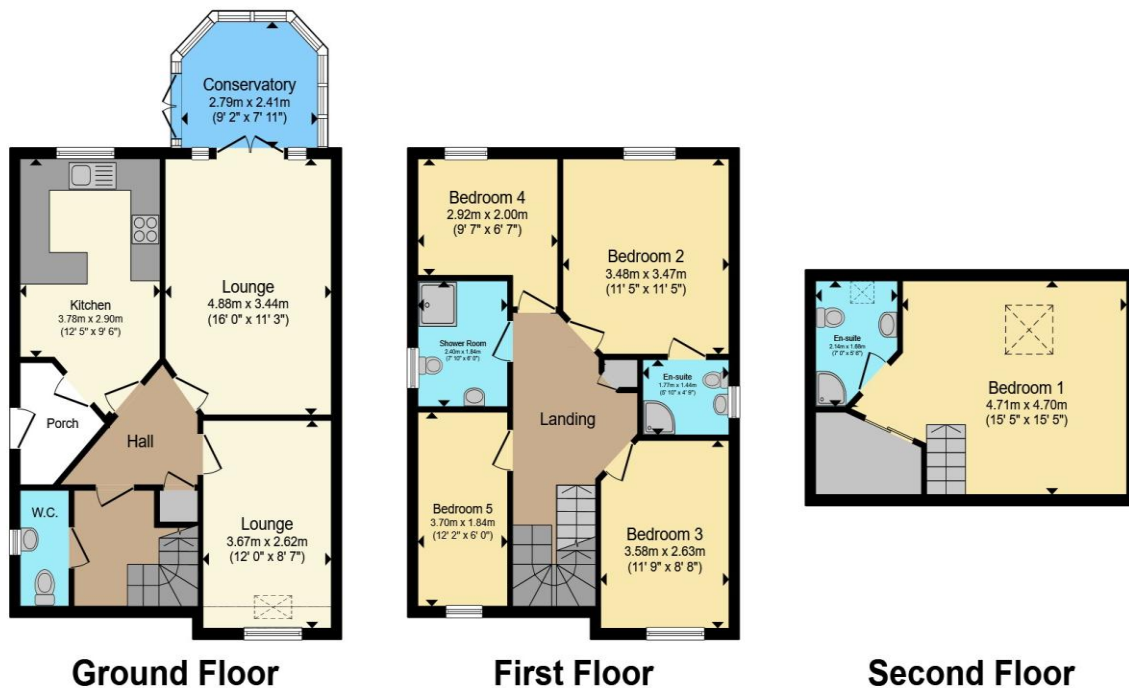
15' 5" max x 15' 5" max (4.70m max x 4.70m max)

Ensuite

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Floorplan



Total floor area 140.3 m² (1,510 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

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