



Gwel Y Gelli Heol Rhyd, Swansea, SA6 5SZ

Offers Over £425,000

Impressive THREE STOREY, FIVE BEDROOM HOME situated in the peaceful village of Craig-Cefn-Parc, just outside Swansea offering a rare blend of countryside tranquillity & city convenience. With easy access to the M4 and Swansea's amenities, it's ideal for families, commuters, or those running a business from home. The versatile layout includes a lower ground floor with two bedrooms and a bathroom - perfect for guests, older children, or as a private workspace. The ground floor features a spacious kitchen/diner, living room and WC, while the first floor features three further bedrooms, including a main with ensuite, plus a family bathroom. Generous proportions, flexible living spaces and the potential for a separate annexe make this property incredibly adaptable to modern lifestyles.

Externally, the property benefits from a driveway and parking area, offering space for multiple vehicles and even a campervan. The home is flanked by greenery and to the rear a full-width balcony overlooks the garden and features breathtaking panoramic vistas across the nearby RSPB Cwm Clydach nature reserve. The integral garage, fitted with an electric door, is currently used as a home gym, while a handy lower ground floor store room adds valuable extra space. The setting is alive with birdsong and the gentle sounds of nature, creating a truly serene atmosphere that's hard to find. Whether you're entertaining on the balcony, working from home with a view, or enjoying countryside walks just moments from your doorstep, this home offers space, seclusion and a unique connection to nature. A rare and exciting opportunity in a sought-after village location. Call to view now!

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Hallway

13'9" x 6'9" (4.21 x 2.08)

Entrance hallway with pvcu external door, tiled flooring, built-in storage and access to the lower ground floor.

Living Room

21'8" x 12'1" (6.62 x 3.70)

This generous living room is filled with natural light, thanks to pvcu windows and patio doors that open directly onto the stunning full-width balcony. Enjoying uninterrupted, ever-changing views across the RSPB nature reserve, the space is perfectly positioned to make the most of the surrounding landscape. The room features elegant wood flooring, a feature fireplace with surround and a radiator for year-round comfort. The expansive balcony includes a privacy screen and two outdoor sockets, making it a practical and private space for al fresco dining, working from home in the fresh air, or simply unwinding while immersed in the sights and sounds of nature.

Cloakroom

5'4" x 4'6" (1.65 x 1.39)

Ground floor cloakroom, with pvcu windows, tiled flooring, sink & WC

Kitchen/Dining Room

21'9" x 18'9" widest (6.65 x 5.72 widest)

Expansive open plan space comprising an oak fitted kitchen with granite worktops, Rangemaster cooker, integral dishwasher and space for a large fridge freezer. This spacious kitchen diner offers a sociable layout, ideal for everything from relaxed family meals to larger gatherings. With an abundance of natural light and windows framing scenic views of the surrounding countryside and direct access to a generous sit-out balcony, perfect for alfresco dining or morning coffee with a view. The adjoining balcony offers a front row seat to the changing seasons, from vibrant spring blossoms and lush summer greenery to golden autumn foliage and the peaceful stillness of winter - a vibrant backdrop to your daily routine.

Utility Room

9'7" x 5'9" (2.93 x 1.76)

The separate utility room features matching oak cabinetry and granite worktops, creating a cohesive flow from the main kitchen. It includes a sink, pvcu windows for natural light and direct access to the integral garage.

Garage

18'9" x 9'4" (5.72 x 2.86)

Fantastic garage space, with electric door and pvcu windows to the rear. Currently used as a gym, but with potential for development, subject to planning and your own requirements.

Landing

19'3" x 3'1" (5.88 x 0.95)

Landing space with fitted carpet and pvcu windows with views.

Bathroom One

7'5" x 6'4" (2.28 x 1.95)

Part tiled bathroom with pvcu windows, radiator, shower over bath, sink & WC.

Bedroom One

18'0" x 12'9" widest (5.49 x 3.90 widest)

Featuring a window seat, dual aspect pvcu windows with panoramic views, fitted carpet, radiator and door to the en-suite bathroom.

En-Suite

5'3" x 4'8" (1.61 x 1.44)

Convenient en-suite bathroom with shower, sink & WC.

Bedroom Two

15'1" x 13'6" (4.61 x 4.14)

Second double bedroom located on the first floor with fitted wardrobes, dual aspect pvcu windows, carpet and radiator.

Bedroom Three

11'10" x 10'7" widest (3.62 x 3.25 widest)

Single bedroom with fitted carpet, radiator and pvcu windows.

Lower Ground Floor Landing

9'7" x 8'9" (2.94 x 2.67)

Located on the lower ground floor, forming part of a versatile suite with its own bathroom and two spacious double bedrooms. Perfect for extended family, guests, or multigenerational living, it also offers fantastic potential as a self-contained office or dedicated workspace.

Bathroom Two

8'8" x 7'8" (2.65 x 2.34)

Well equipped part tiled bathroom, with shower cubicle, bath, sink & WC.

Bedroom Four

17'2" x 12'3" (5.24 x 3.74)

Generous beautifully styled double bedroom featuring built-in wardrobes with sliding doors, radiator, fitted carpet and pvcu windows to the rear forest aspect.

Bedroom Five

17'2" x 12'2" widest (5.25 x 3.73 widest)

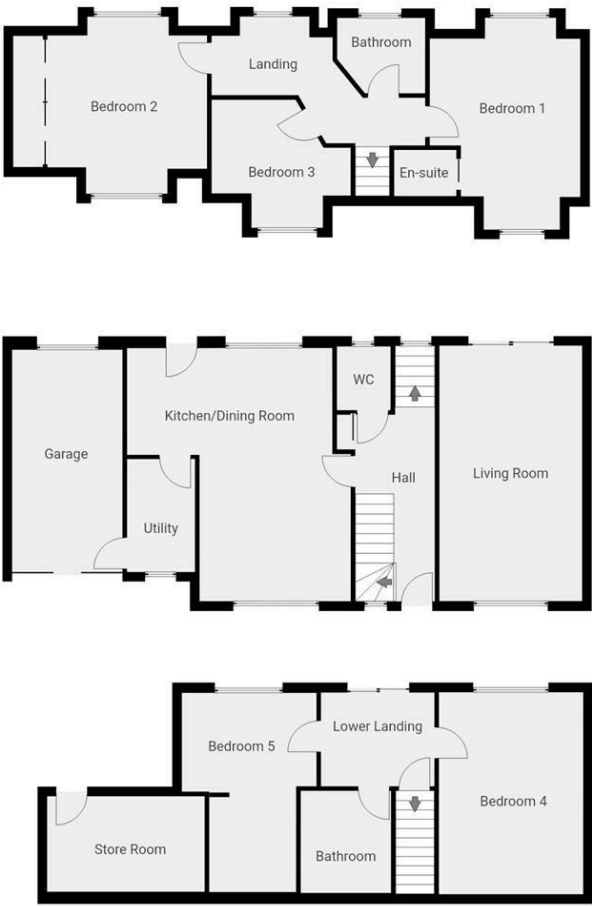
Another spacious bedroom, with fitted carpet, radiator and pvcu windows with panoramic rural views.

External & Location

The home enjoys a tranquil setting next to the RSPB nature reserve 'Cwm Clydach', with far-reaching views across the treetops and the Lower Clydach River flowing gently below. The property offers a front driveway, integral garage and ample parking space, large enough for approx. 6/7 vehicles, including a campervan. The garden is set on the lower ground floor and features composite decking, a pond and a useful store room. A spacious balcony accessed from both the kitchen and living room provides the perfect setting for al fresco dining or simply relaxing while soaking up the scenic surroundings. From front to rear, the setting is enriched by the soothing sounds of birdsong and the peaceful rhythms of nature.

The location is perfect for those who enjoy cycling, wildlife & walking, with several paths of differing lengths, including trails to the Upper and Lower Lliw Reservoirs. A wide variety of birdlife and wildlife can be enjoyed from the property, with daily visits to the feeders from woodpeckers, jays, nuthatches, and various species of tits, while red kites are often seen gracefully circling overhead. Despite its peaceful location, the property is well connected for commuters, with easy access to main roads and the M4 and reliable public transport links, including a bus stop at the top of the road. Families will appreciate the proximity to well-regarded local schools, shops, parks and community amenities, making it a fantastic setting for both relaxed living and a busy modern lifestyle. Nearby Clydach and Morriston are approx. one and three miles away respectively and the village itself has regular community activities and a convenience store.

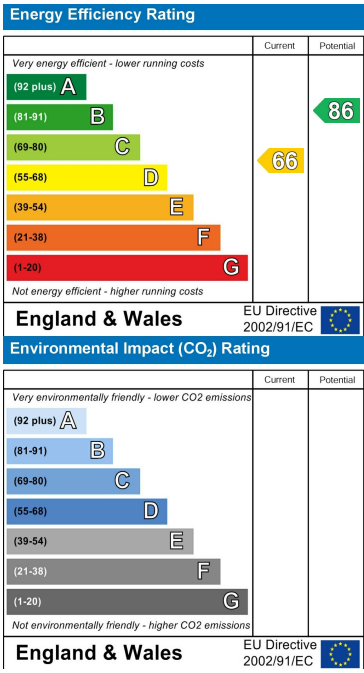
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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