



197 Trallwn Road
Llansamlet, Swansea, SA7 9UG
£900 PCM

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A FULLY REFURBISHED 2 BEDROOM SEMI DETACHED FAMILY HOME offered to let UNFURNISHED

Located within close proximity of the M4 Motorway Junction 44 and Main Transport Routes to the City Centre, this 2 Bedroom Family Home has been refurbished throughout with a MODERN FITTED KITCHEN complete with Integrated Oven and Hob, a MODERN BATHROOM SUITE with Over Bath Shower, REDECORATED THROUGHOUT and UPDATED FLOORING AND CARPETS throughout. From the Front Entrance Hall, there is a Spacious Lounge/Dining Room which in turn leads the Fitted Kitchen and Utility Room where there is access to the Rear Enclosed Garden. Both Bedrooms and the Bathroom are located on the First Floor

AVAILABILITY IS IMMEDIATE with VIEWINGS ON THE 20TH OF AUGUST
FOR APPOINTMENTS PLEASE CALL SMITH'S LETTINGS
COUNCIL TAX BAND B

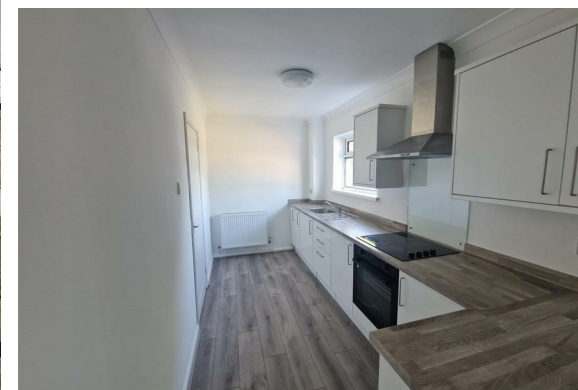
Lounge
17'1" x 10'9" (5.229 x 3.278)

Kitchen
13'3" x 6'7" (4.058 x 2.027)

Utility Room
7'2" x 6'8" (2.200 x 2.057)

Bedroom 1
17'2" x 8'11" (5.242 x 2.721)

Bedroom 2
12'3" x 8'4" (3.756 x 2.548)





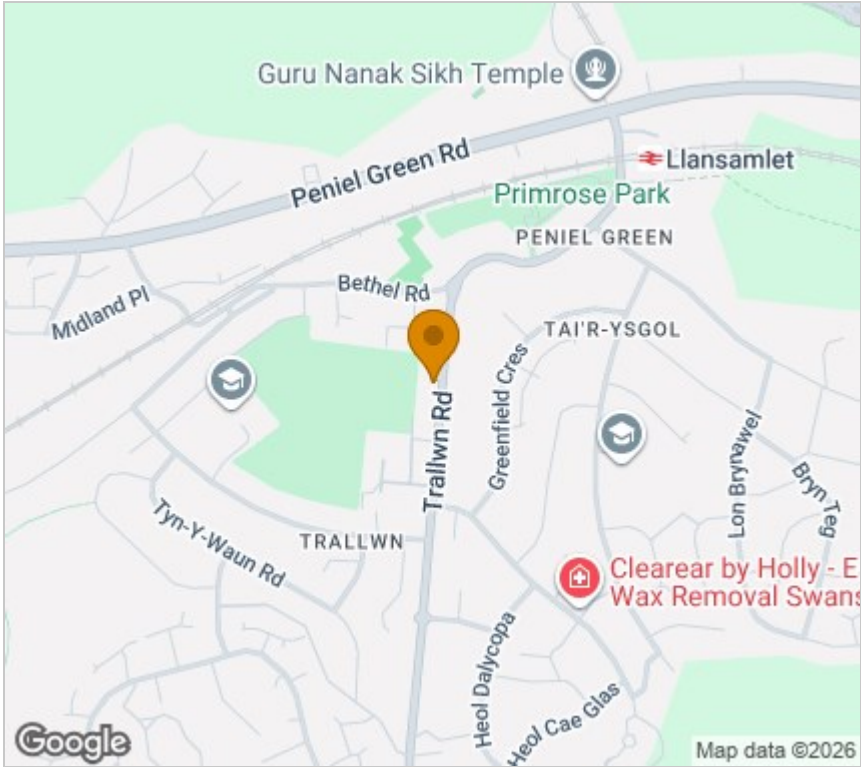
Bathroom

7'9" x 5'6" (2.367 x 1.691)

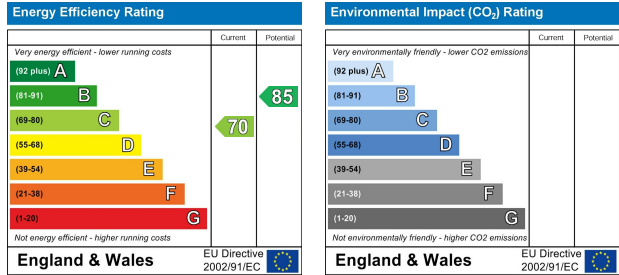


Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

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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