



45 Gwelfor, Swansea, SA2 7QH
Offers Over £240,000

THREE BEDROOM semi-detached home which has been freshly updated throughout, offering a light and welcoming feel. The spacious hallway with stylish stair runner leads into open-plan living and dining rooms, creating an ideal space for family life or entertaining. A modern kitchen fitted with bright white cabinetry, laminate worktops and elegant gold accents sits at the heart of the home, complemented by a separate utility room with direct access to the courtyard area. Upstairs, the property offers three comfortable bedrooms alongside a contemporary shower room designed for easy access. With PVCu double glazing, gas central heating, fresh white decor and new laminate flooring, the home is offered with NO CHAIN and is MOVE-IN READY!

Outside, neat front and rear lawns flank the property, with a driveway to the side, courtyard space and a detached garage offering plenty of parking and storage. Located in Dunvant, the home enjoys excellent local amenities, shops and highly regarded schools, while providing easy access into Swansea and the Gower Peninsula - perfect for both everyday convenience and weekends exploring the coast and countryside. Call to view now!

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Hallway

12'10" x 6'3" (3.92 x 1.92)

Comprising part glazed pvcu front door, radiator, contemporary led lighting, understairs closet and new laminate flooring, with an attractive carpet runner installed on the staircase.

Living Room

12'11" x 10'0" (3.94 x 3.07)

Featuring new laminate flooring, radiator, led lighting, gas fireplace and pvcu windows to the front aspect. Open to the dining room.

Dining Room

11'3" x 8'9" (3.43 x 2.68)

Open to the living room, with laminate flooring, contemporary lighting, radiator and doors to the utility room and kitchen.

Kitchen

12'7" x 9'8" (3.86 x 2.95)

Fitted with a range of white gloss units, contrasting wood effect worktops and a stainless steel sink. Also with tiled flooring, dual pvcu windows, radiator, led lighting and space for several appliances.

Landing

6'5" x 6'4" (1.96 x 1.94)

Landing space with laminate flooring, pvcu windows and loft hatch.

Bathroom

7'1" x 6'4" (2.17 x 1.94)

Featuring an electric walk-in shower, heated towel rail, sink and WC. A pvcu window provides excellent natural light & ventilation and the step-free layout makes daily use and access effortless, combining comfort with practicality.

Bedroom One

10'8" x 9'11" (3.27 x 3.03)

Double bedroom comprising laminate flooring, radiator and pvcu windows to the rear aspect.

Bedroom Two

12'11" x 7'8" (3.94 x 2.36)

Second double bedroom comprising laminate flooring, radiator and pvcu windows to the front aspect.

Bedroom Three

9'9" x 6'5" (2.99 x 1.97)

Suitable as a nursery or home office, with laminate flooring, radiator and pvcu windows.

External and Location

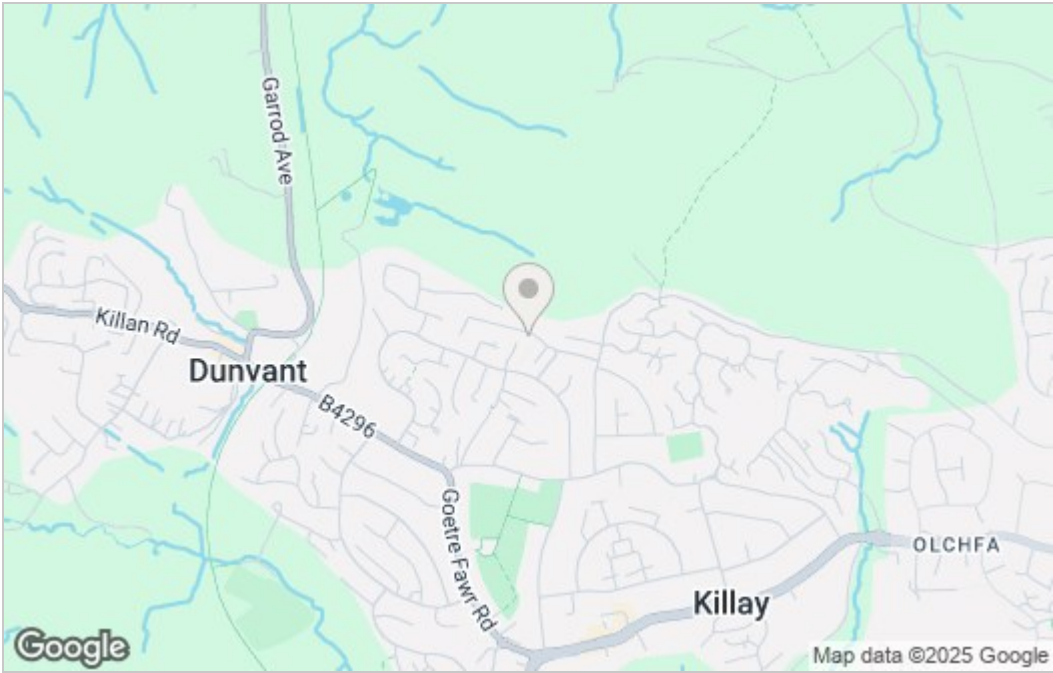
The home is flanked by neat front and rear lawns, with a driveway to the side which leads to a rear courtyard area and the detached garage which provides secure parking & additional storage. With a practical design, the garden provides everyday convenience with outdoor space for the whole family to enjoy.

Located in Dunvant, a high demand area with a strong community feel, offering a range of local shops, services, a thriving rugby club and well-regarded schools. It also provides excellent road links into Swansea while sitting on the doorstep of the Gower Peninsula, making it a perfect base for both family life and exploring some of the UK's most celebrated coastline and countryside.

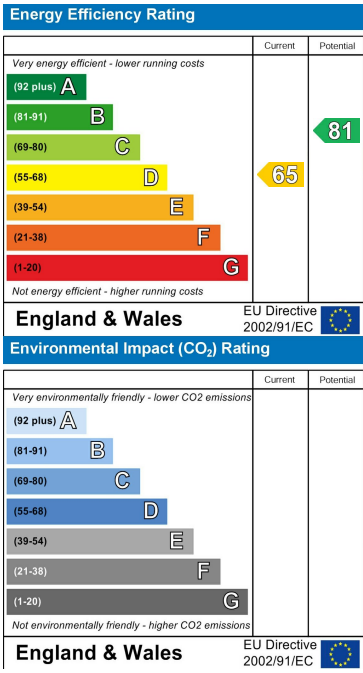
Floor Plan



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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