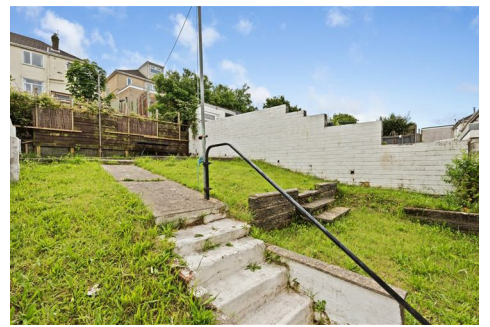




23 Lydford Avenue, Swansea, SA1 8DX

Offers Over £170,000

A well-proportioned THREE BEDROOM SEMI-DETACHED HOME, with a traditional layout. Presented in a clean, neutral condition and ready for immediate occupation. The ground floor offers a bright open-plan living and dining space, enhanced by patio doors that open onto the rear garden, creating a natural extension of the living area. A practical kitchen sits just off the hall, keeping the layout simple and functional. Upstairs provides three comfortable bedrooms and a family bathroom. With gas central heating and pvcu double glazing throughout, the property feels easy to maintain and move-in ready, making it an appealing option for buyers looking for a blank canvas to shape into a long-term dream home or tailored investment opportunity.

Set in an elevated position accessed via steps from the road, the property benefits from a sense of privacy along with an open outlook, including views towards the Swansea.com Stadium. The front is neatly gravelled, while the rear garden offers a private outdoor space with scope for landscaping or relaxation. Located in St. Thomas, a popular and established residential area, it offers excellent convenience for commuters with quick access to Fabian Way and onward links to the M4, Swansea city centre, the University Bay Campus, and Llansamlet. A well-connected location that balances everyday practicality with a pleasant residential feel and open views. Call to view now!

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Hallway

10'5" x 5'11" (3.19 x 1.82)

Entrance hallway featuring part glazed pvcu front door, radiator, laminate flooring and understairs cupboard.

Open Plan Living/Dining Room

22'1" x 9'3" (6.75 x 2.84)

Super open plan space with laminate floor, dual radiators, pvcu bay windows and patio doors to the rear. Also featuring a custom built wall designed for TV and media set-up with recessed sections for a flush, cable-free installation.

Kitchen

8'10" x 7'10" (2.71 x 2.41)

Featuring a range of wall & base units, worktops, sink, integrated oven, electric hob and extractor. Also with pvcu windows & door to the courtyard area.

Landing

7'5" x 6'3" (2.28 x 1.91)

Landing space with fitted carpet, pvcu windows and loft hatch.

Bathroom

7'2" x 6'3" (2.20 x 1.91)

Comprising pvcu windows, sink/storage unit, shower over bath and wc.

Bedroom One

11'2" x 10'0" (3.41 x 3.06)

Featuring pvcu windows, radiator and fitted carpet.

Bedroom Two

10'11" x 10'7" (3.34 x 3.24)

Second double bedroom with fitted carpet, radiator and pvcu windows to the front aspect with sweeping open views across the city to The Swansea .com Stadium.

Bedroom Three

8'0" x 6'3" (2.46 x 1.91)

Third bedroom with fitted carpet, radiator and pvcu windows with open views to the front.

External & Location

Set in an elevated position accessed via steps from the road, the property benefits from a n open outlook, including views towards the Swansea.com Stadium. The frontage is gravelled, providing a low-maintenance and tidy approach, while the rear garden offers a tiered

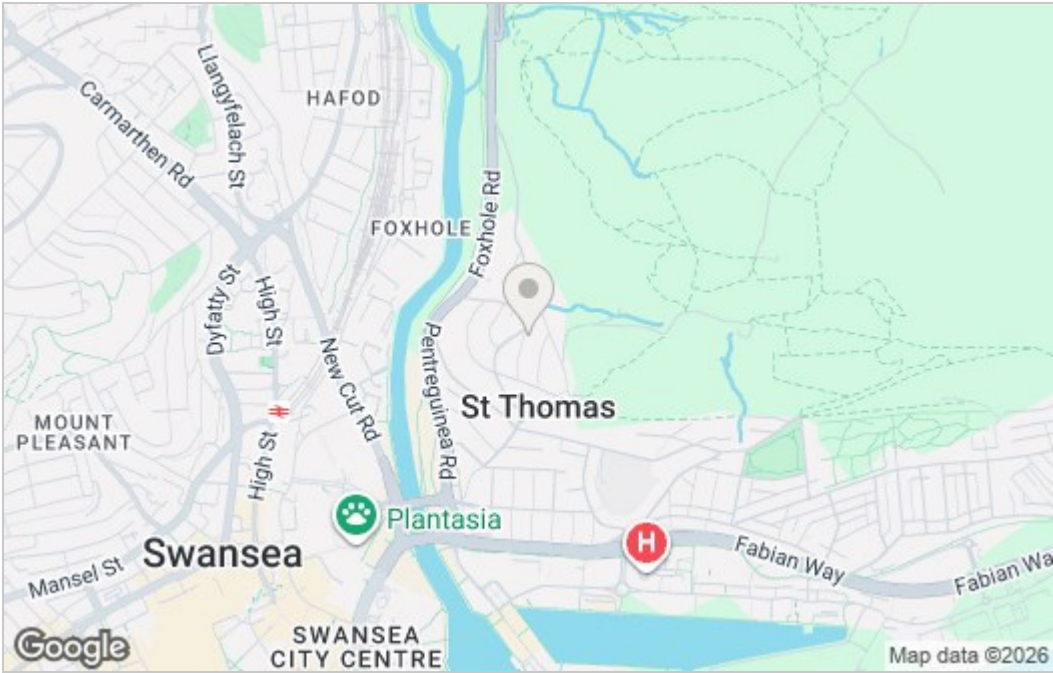
outdoor space with a lawn & scope for further landscaping.

Located in St. Thomas, a well-established and family-friendly area, the property is well placed for everyday convenience and commuting. It offers excellent access to Fabian Way, providing quick links to the University Bay Campus and the M4, as well as Swansea city centre and Llansamlet Enterprise Park. A practical and well-connected location, with local amenities within easy reach, making it well suited to family life.

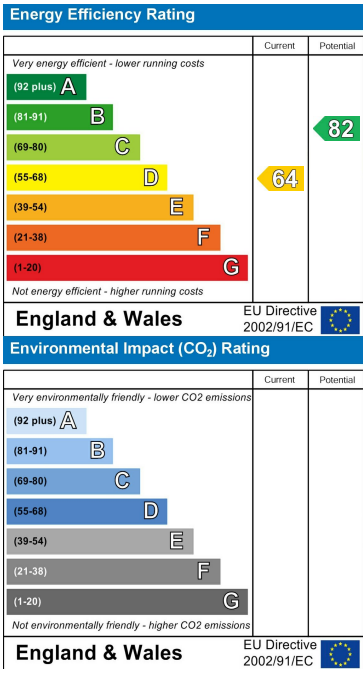
Floor Plan



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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