



751 Llangyfelach Road
Treboeth, Swansea, SA5 9EH
Offers Over £240,000

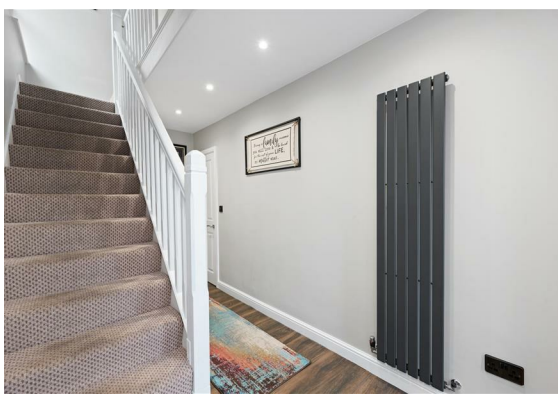


SMITHS

751 Llangyfelach Road Treboeth, Swansea, SA5 9EH

Stylishly renovated THREE BEDROOM semi-detached home featuring a practical, family friendly layout and high-quality finish, ideal for modern lifestyles. A spacious hallway with built-in storage leads to a bright open-plan living and dining area, complete with a brick fireplace and patio doors opening onto a raised garden deck, perfect for indoor-outdoor living. The kitchen stands out with its contemporary mosaic tiling, black composite sink & gold accents and flows into a practical utility area with bespoke shelving & a ground floor WC, blending design with everyday functionality. New flooring has been installed throughout and the home is fitted with contemporary anthracite tall radiators which complement the modern aesthetic. Upstairs, the bathroom makes a striking impression with a two-tone tile combination and additional storage, giving a clean, contemporary feel. Two generous double bedrooms and a single room offer flexible space for family, guests or remote working, while a stained glass window on the landing adds subtle character.

Comprising a front yard set back from the road and spacious rear garden with a raised deck, artificial lawn and a single garage providing secure parking or valuable storage. The rear garden is designed for low maintenance upkeep and busy households seeking hassle-free outdoor space. Located in desirable Treboeth, with excellent access to schools, amenities and transport links, this home suits families of all ages, professionals and downsizers looking for style, comfort and convenience. Call to view now!





Hallway

15'8" x 6'5" (4.79 x 1.96)

Beautifully styled entrance hallway with tiled flooring, composite front door, understairs storage and tall anthracite radiator.

Living/Dining Room

23'5" x 12'11" (7.15 x 3.94)

The open-plan living and dining room offers a spacious, family-friendly layout, filled with natural light from the pvcu bay windows and sliding patio doors that open directly onto the rear deck, perfect for indoor-outdoor living. Wood-effect flooring adds warmth and practicality, while a brick-surround fireplace creates a cosy focal point for relaxed evenings. Two tall anthracite radiators add a sleek, modern touch and the open flow to the kitchen makes it easy to stay connected during family meals or when entertaining.



Kitchen

9'5" x 7'10" (2.89 x 2.39)
The kitchen is a well-designed and stylish space, open to the dining area and ideal for modern living. Making excellent use of space with two-tone white and black cabinetry, marble-effect worktops and bold mosaic tiling. A casual dining island with pendant lighting adds a sociable touch, while a black composite sink and gold accents complete the contemporary look. Integrated appliances include an oven, hob and extractor, all arranged for both practicality and impact.

Utility Space

6'10" x 6'1" (2.09 x 1.87)
At the rear of the kitchen, the utility area offers practical storage with bespoke shelving and space for a fridge freezer. The part glazed pvcu external door provides direct access to the garden, making it a convenient and functional extension of the kitchen.

Cloakroom

5'11" x 3'1" (1.81 x 0.95)
Modern part tiled cloakroom with pvcu windows, sink & WC.

Landing

7'4" x 7'9" (2.24 x 2.38)
Landing space with fitted carpet, original stained glass window and loft hatch.

Bathroom

7'8" x 6'8" (2.36 x 2.05)
The bathroom features a striking mix of dual-textured/toned tiling, creating a modern and refined finish. It includes a full-sized bath with overhead shower, a sleek sink/storage unit, heated towel rail, WC and built-in storage, all complemented by a window that brings in natural light and ventilation.

Bedroom One

11'7" x 11'5" (3.55 x 3.50)
Main bedroom with fitted carpet, tall radiator and pvcu bay windows to the front aspect.

Bedroom Two

11'6" x 11'3" (3.51 x 3.43)
Second double bedroom with fitted carpet, tall anthracite radiator and pvcu windows to the rear aspect.



Bedroom Three

8'4" x 7'9" (2.56 x 2.38)
Third bedroom suitable as a single, nursery or home office comprising fitted carpet, tall radiator and pvcu windows to the front aspect.

External

The outdoor space is designed with both lifestyle and practicality in mind. A low-maintenance, low walled front garden offers neat kerb appeal, while to the rear, a decked area flows directly from the dining room, perfect for summer dining and family gatherings. The garden beyond features artificial lawn and gravel, ensuring upkeep is kept to a minimum while still providing space for children to play or for adults to relax. A single garage adds valuable storage or off-road parking. Situated in Treboeth, a well-regarded and convenient area, the home offers easy access to local amenities, schools and transport links, making it a smart choice for families and anyone looking for balance between quality of life and convenience.

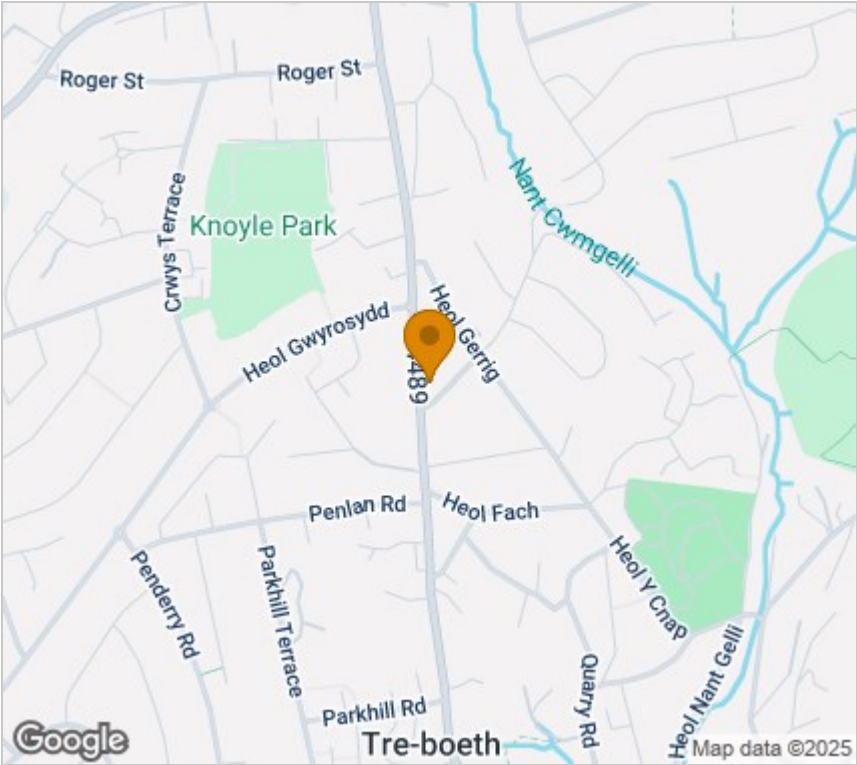
Floor Plan



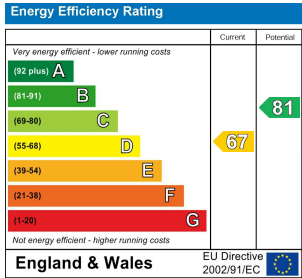
Viewing

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

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.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN
T: 01792 465822 E: info@smithslettings.com W: www.smithshomes.com

