



1A Sweet Briar Lane
West Cross, Swansea, SA3 5JJ
£1,800 PCM



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A 4/5 BEDROOM DETACHED FAMILY HOME is offered to let UNFURNISHED with OFF ROAD PARKING & SEA VIEWS which has been REDECORATED THROUGHOUT with NEW CARPETS.

Smiths Residential lettings are pleased to offer this Detached Home which is presented to the highest of standards. The downstairs has a Modern Fitted Kitchen including an integrated Oven and Hob, a Separate Utility Room, Dining Room and a Spacious Lounge where Patio Doors open onto a Lawned Enclosed Rear Garden. The First Floor has a Family Bathroom and 3 Bedrooms with an En Suite Shower Room to the Main Bedroom whilst the Second Floor has Bedroom Four and Bedroom 5 which could alternatively be used as a Home Office. Other benefits include high quality Laminate Floor on the Ground Floor, Gas Central Heating and close proximity to the University and Singleton Hospital as well as Main Transport Routes to the City Centre.

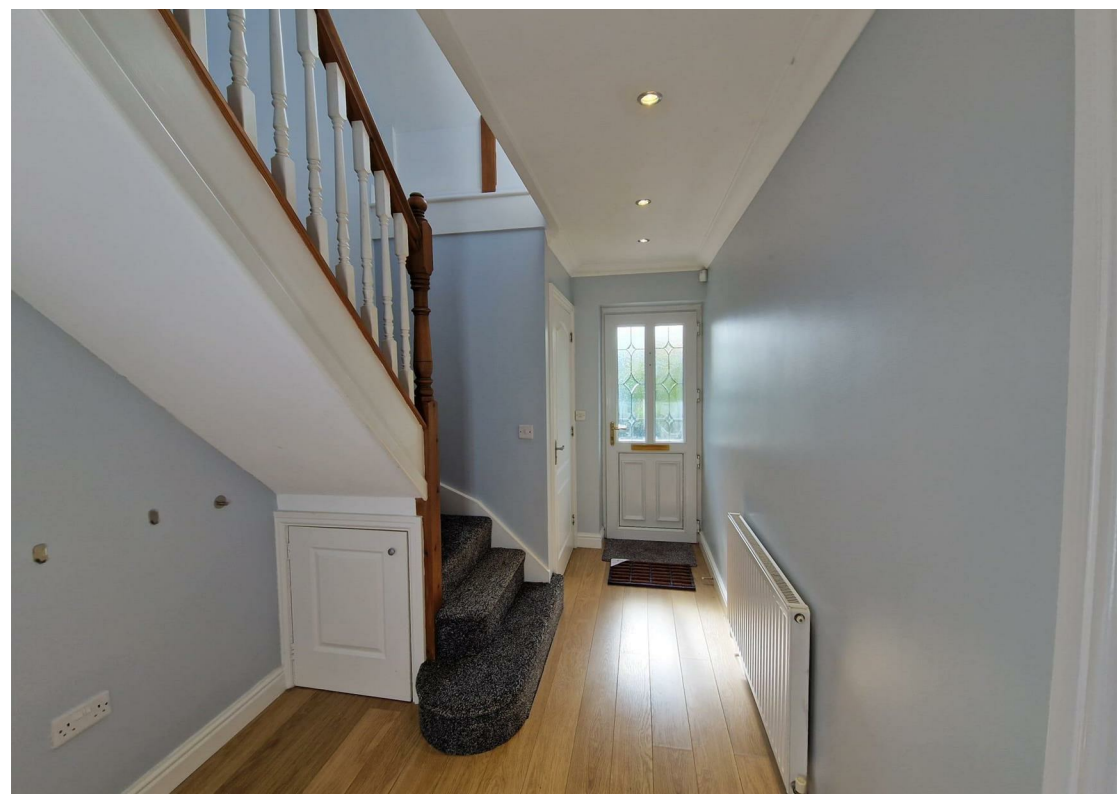
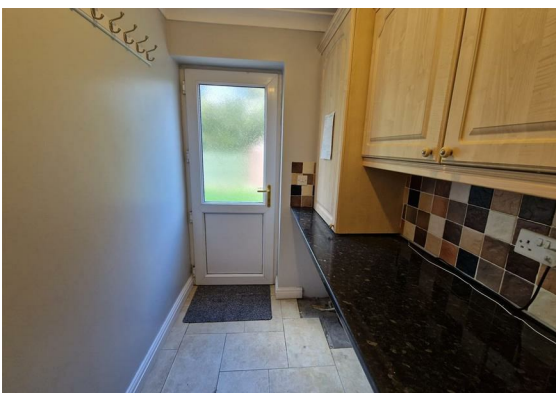
AVAILABILITY IS IMMEDIATE AND FOR VIEWINGS PLEASE CALL SMITHS LETTINGS COUNCIL TAX BAND E

Kitchen
12'1" x 7'10" (3.691 x 2.409)

Utility Room
8'7" x 5'2" (2.617 x 1.575)

Hallway
13'5" x 7'3" (4.107 x 2.231)

Downstairs WC
6'2" x 3'3" (1.898 x 1.007)





Lounge

21'9" x 11'6" (6.654 x 3.525)

Dining Room

13'6" x 7'8" (4.121 x 2.355)

Bathroom

7'10" x 6'5" (2.405 x 1.981)

First Floor Landing

14'9" x 7'2" (4.514 x 2.190)

Bedroom 1

11'8" x 10'8" (3.567 x 3.267)

En-Suite Shower Room and WC

6'11" x 6'6" (2.123 x 1.990)

Bedroom 2

11'8" x 10'8" (3.558 x 3.267)

Bedroom 3

11'6" x 7'9" (3.529 x 2.369)

Second Floor Landing

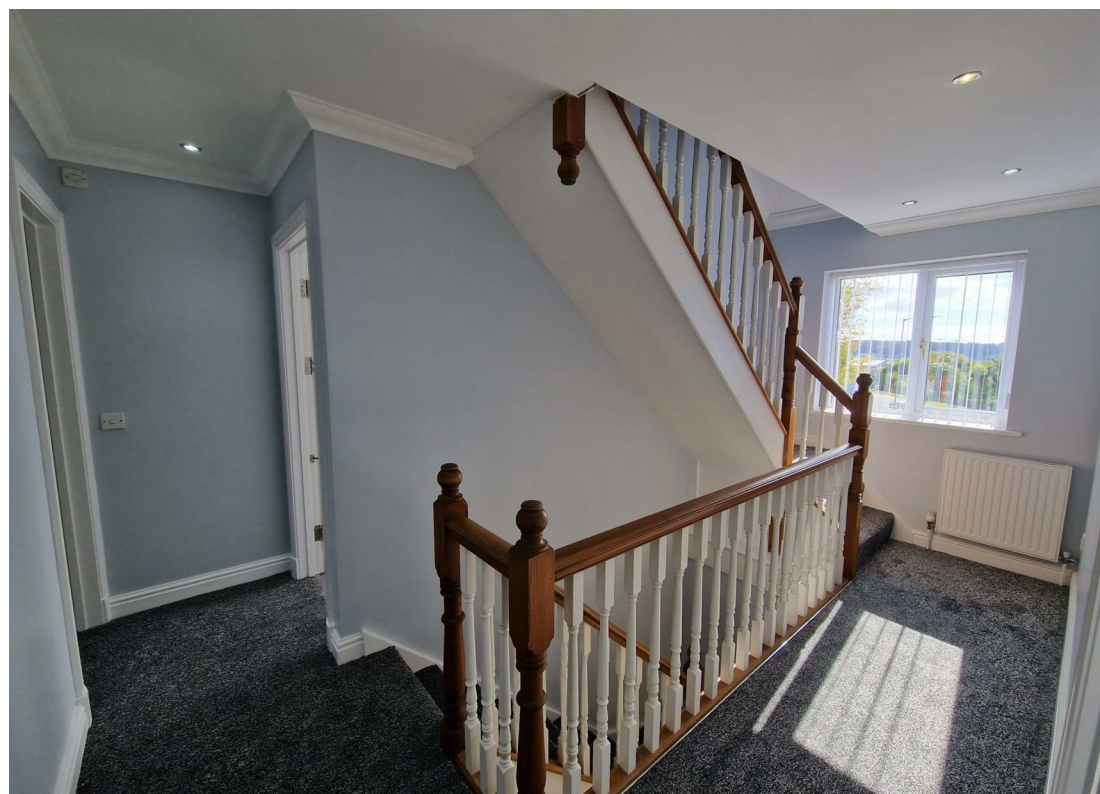
11'11" x 4'9" (3.649 x 1.461)

Second Floor Bedroom 1

14'0" x 11'6" (4.277 x 3.517)

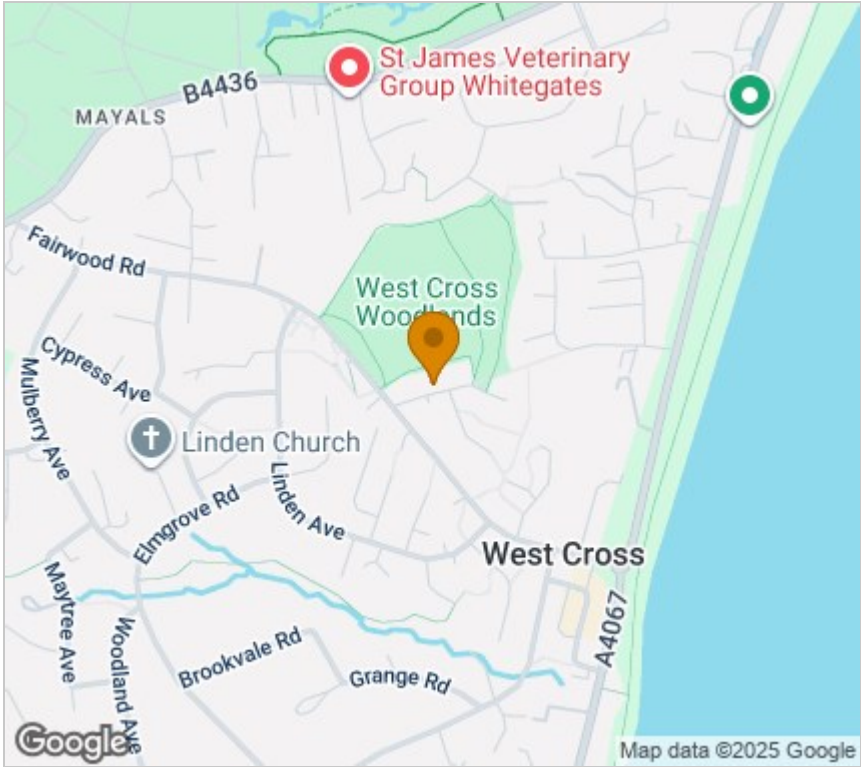
Second Floor Bedroom 2

11'6" x 7'8" (3.513 x 2.359)



Floor Plan

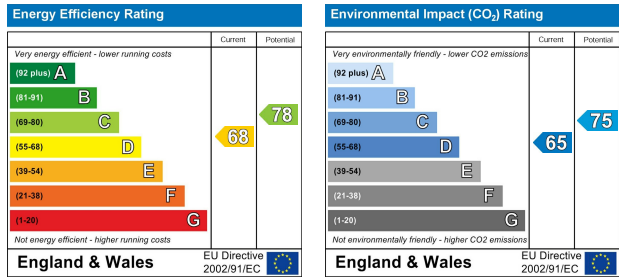
Area Map



Viewing

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

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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