

260 Morfa Road

, Swansea, SA1 2ET

£995 Per Calendar Month

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SMITHS

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, Swansea, SA1 2ET

A MODERN 2 BEDROOM FURNISHED HOME ON MORFA ROAD with an Enclosed Garden & Off-Road Parking, Smiths Lettings are pleased to present this stylish, modern two-bedroom home, finished to a high standard throughout. Ideally situated on Morfa Road, this property is perfect for professionals, couples, or small families seeking easy access to the City Centre and local hospitals.

KEY FEATURES:
• Two well-proportioned bedrooms
• Modern open-plan kitchen and lounge
• Enclosed rear garden with patio doors
• Off-road parking for one car to the rear
• Downstairs WC plus upstairs family bathroom
• Energy-efficient EPC Rating: B
• Council Tax Band: C
• Gas Central Heating throughout
• Offered unfurnished

INSIDE THE PROPERTY:
Enter through the front door into a welcoming entrance hall that leads into a bright, open-plan living space. The contemporary fitted kitchen comes complete with an integrated oven and gas hob, flowing seamlessly into the lounge area. From the lounge, patio doors open directly onto the enclosed rear garden, making it ideal for relaxing or entertaining. A convenient downstairs WC with a wash hand basin completes the ground floor.
Upstairs, you will find two comfortable bedrooms alongside a modern family bathroom featuring a shower over the bath.

OUTSIDE AND PARKING:
The property benefits from a private, enclosed rear garden and dedicated off-road parking for one vehicle at the rear, offering convenient back-garden access as well as a pathway to the front entrance.

PRIME LOCATION:
Located on Morfa Road, you are moments away from Morfa Retail Park, the Swansea.com Stadium, and Swansea City Centre. The property also sits on main transport routes, offering a straightforward commute to both Morriston Hospital and Singleton Hospital.

ARRANGE A VIEWING:
Properties presented to this standard in such a convenient location generate high interest. To book your viewing appointment, please call Smiths Lettings today.

Entrance Hall
5'0" x 4'10" (1.548 x 1.474)

Downstairs WC
4'11" x 2'8" (1.502 x 0.828)

Kitchen/Living Room
22'2" x 12'0" (6.768 x 3.658)

Landing
6'2" x 6'10" (1.899 x 2.101)

























Bedroom 1
12'0" x 7'9" (3.659 x 2.381)

Bedroom 2
12'0" x 7'8" (3.659 x 2.349)

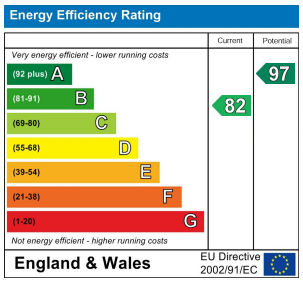
Bathroom
6'0" x 5'7" (1.842 x 1.707)

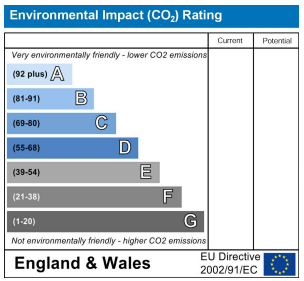
Floor Plan

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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