



47 Llwyn Teg

Fforestfach, Swansea, SA5 4NF

Offers Over £325,000



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 SMITHS

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A double-fronted DETACHED FOUR BEDROOM HOME with a well-balanced layout, highly suited to family life and the benefit of a VERSATILE DETACHED OUTBUILDING. The ground floor centres around a bright living & dining room with patio doors opening onto the garden, alongside a generous kitchen/diner with breakfast bar, space for a dining table and integrated appliances. An adjoining utility area provides useful additional space with direct external access and the ground floor layout is completed by the modern WC. Upstairs are four bedrooms, including three good-sized doubles, together with a stylish modern bathroom featuring a double-ended bath, corner shower, dual heated towel rails, vanity storage and LED mirror, with Jack and Jill access from bedroom one adding further convenience.

Occupying a corner plot, the property benefits from driveway parking for two vehicles and a beautifully landscaped garden designed for both entertaining and relaxation. A contemporary tiled patio & bbq are, timber raised borders, a raised deck and multiple seating areas create a series of distinct outdoor spaces, complemented by side gated access. The detached outbuilding, formerly the garage, provides valuable space away from the main house, equally suited to a home office, gym, media room or studio. Set in Fforestfach, the property is conveniently placed for everyday amenities, with a good selection of shops, supermarkets, restaurants and pubs nearby, together with excellent road links towards Swansea and the M4 for commuters. Call to view now!





Hallway

16'1" x 6'3" (4.92 x 1.93)

Living/Dining Room

20'10" x 10'0" (6.37 x 3.07)

Kitchen Diner

21'6" x 9'6" (6.57 x 2.91)

Utility Room

6'8" x 5'11" (2.04 x 1.82)

WC

5'8" x 3'0" (1.75 x 0.92)

Landing

10'0" x 5'5" (3.06 x 1.67)

Bathroom

11'6" x 6'0" (3.51 x 1.84)

Bedroom One

12'2" x 9'8" (3.72 x 2.96)

Bedroom Two

13'2" x 9'1" (4.02 x 2.77)

Bedroom Three

10'4" x 9'3" (3.16 x 2.83)

Bedroom Four

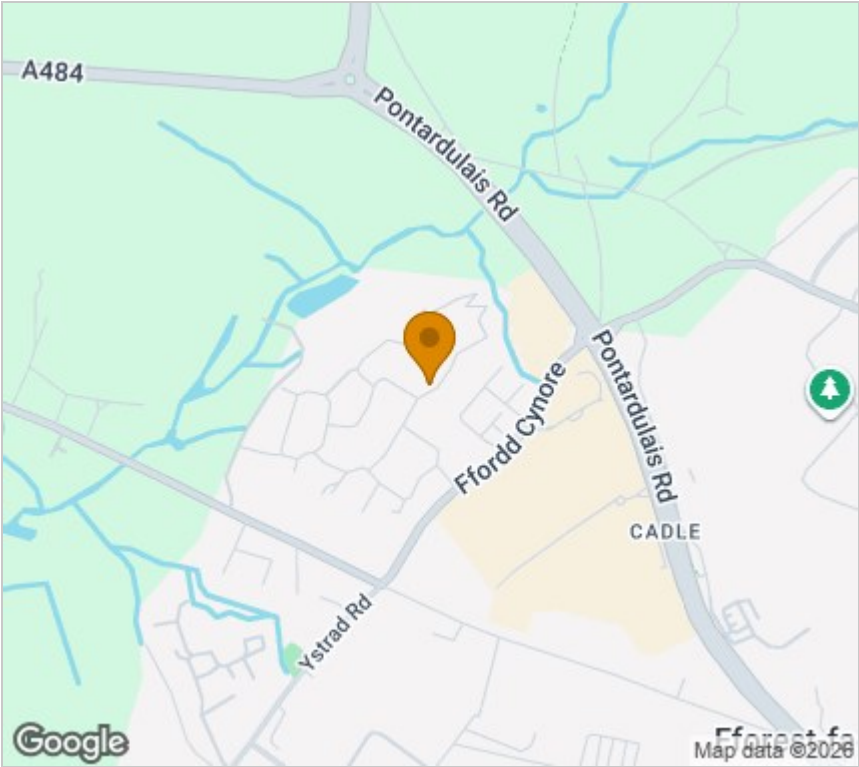
9'4" x 6'7" (2.85 x 2.01)

External & Location

Floor Plan



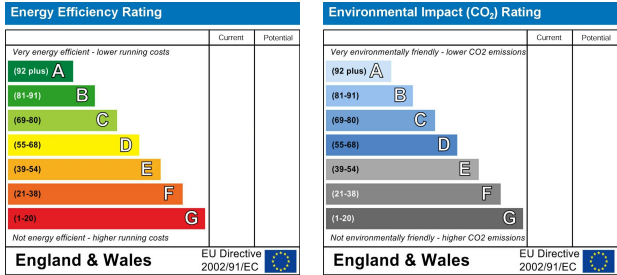
Area Map



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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