



# SMITHS



## 21 Gorwydd Road, Swansea, SA4 3AG Offers Over £300,000

A striking FIVE BEDROOM FULL DEEP RENOVATION with NO CHAIN. Two bedrooms are located on the ground floor and three are on the first floor. Reconfigured flexible layout for multi-generational living, guests or home workers. Turnkey contemporary design and high-quality workmanship. All bedrooms feature en-suite shower rooms with on-trend black accents, LED mirrors & sleek modern fittings. To the rear, the open-plan kitchen and living space is a real centrepiece, featuring black wall & base units & integrated appliances. The overhead beam continues the industrial aesthetic, complemented by vintage-style lighting and acoustic panelling behind the wall-mounted TV. The 1st floor continues the impressive scale with a large landing providing access to a stunning family bathroom and three further double bedrooms, each with its own en-suite and built-in storage cupboard.

The entire property benefits from a full rewire, hard wired ethernet throughout, new gas central heating system, LED and sensor lighting & pvcu double glazing.

Externally, the property features an expansive driveway area, providing off-road parking for several vehicles & a private rear garden. Situated in Gowerton, a highly regarded village location, the home enjoys excellent access to well-respected primary and secondary schools (including Gowerton Comprehensive School) everyday amenities and strong transport links. Gowerton railway station and nearby road connections provide straightforward commuting to Swansea city centre, Llanelli & the M4 corridor, while the stunning Gower coastline is just a short drive away. Call to view now!

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### **Hallway**

22'2" x 6'9" widest (6.76 x 2.07 widest)

Deep hallway, with wood effect flooring in an immaculate herringbone pattern, dramatic black woodwork, understairs cupboard, sensor & led lighting and doors to the living area, bedroom one and two.

### **Bedroom One**

11'3" x 10'3" (3.43 x 3.13)

One of two bedrooms located on the ground floor. A spacious double bedroom comprising pvcu bay window to the front aspect, radiator, fitted carpet, built-in cupboard, wall mounted tv point with ethernet connection and door to the en-suite. Could also be utilised as a second living area, subject to your requirements.

### **En-Suite One**

6'11" x 2'6" (2.12 x 0.78)

Modern shower room, installed with a range of on-trend black fixtures, including a heated towel rail, shower, sink, led mirror and WC.

### **Bedroom Two**

10'5" x 8'5" (3.19 x 2.57)

Second double bedroom located on the ground floor. With fitted carpet, radiator, pvcu windows & blinds, wall mounted tv point with ethernet connection and door to the en-suite. Could also be used as a home office, playroom or extra living room, subject to your requirements.

### **En-Suite Two**

7'7" x 2'7" (2.33 x 0.79)

Modern shower room, installed with a range of on-trend black fixtures, including a heated towel rail, shower, sink, led mirror and WC.

### **Open Plan Kitchen/Living Area**

19'4" x 15'6" (5.90 x 4.74)

A large, stylish open-plan living kitchen diner designed for modern living, featuring a clearly defined dining area with industrial pendant lighting, recessed spotlights throughout, wood-effect flooring and a feature acoustic wall panel. Bi-fold doors open fully to the garden to create seamless indoor-outdoor living, complemented by a further side access door and PVCu windows that flood the space with natural light. The dramatic matt black kitchen delivers a bold, boutique feel with a composite sink and a full range of integrated appliances, perfectly balancing statement design with everyday practicality.

### **Landing**

22'6" x 6'2" widest (6.86 x 1.89 widest)

Expansive landing space with sensor lighting, overhead led strip lighting, fitted carpet, vertical timber slatted balustrade, doors to the further three bedrooms and the family bathroom.

### **Bathroom**

9'7" x 7'6" (2.93 x 2.31)

Incredible bathroom installation comprising recessed spotlights, pvcu windows, low level led lighting, contemporary wood panelling, sink/storage unit with led mirror over, WC and a gorgeous freestanding tub with floor mounted taps.

### **Bedroom Three**

14'10" x 10'3" (4.54 x 3.13)

Third double bedroom featuring pvcu bay windows, radiator, recessed spotlights, wall mounted tv point with ethernet connection, fitted carpet, built-in cupboard and door to the en-suite.

### **En-Suite Three**

10'6" x 2'7" (3.21 x 0.81)

Modern shower room, installed with a range of on-trend black fixtures, including a heated towel rail, shower, sink, led mirror and WC.

### **Bedroom Four**

11'5" x 11'2" (3.48 x 3.42)

Fourth double bedroom with fitted carpet, radiator, pvcu windows & blinds, wall mounted tv point with ethernet connection, built-in cupboard and door to the en-suite.

### **En-Suite Four**

8'9" x 2'8" (2.68 x 0.82)

Modern shower room, installed with a range of on-trend black fixtures, including a heated towel rail, shower, sink, led mirror and WC.

### **Bedroom Five**

12'0" x 8'11" (3.68 x 2.74)

Fourth double bedroom comprising fitted carpet, radiator, pvcu windows & blinds, wall mounted tv point with ethernet connection, built-in cupboard and door to the en-suite.

### **En-Suite Five**

8'1" x 5'6" widest (2.48 x 1.69 widest)

Modern shower room, installed with a range of on-trend

black fixtures, including a heated towel rail, shower, sink, led mirror and WC.

### **External & Location**

The property presents beautifully from the outset, finished with fresh contemporary render and a newly laid tarmac parking area. To the rear, the garden features a combination of patio and lawn, which are soon to be relaid. Creating an ideal space for both entertaining and family use, with bi-fold doors opening directly from the open-plan kitchen/living area to deliver effortless indoor-outdoor living during warmer months.

Located in Gowerton, a highly regarded location for families and commuters alike, offering a strong sense of community alongside excellent everyday convenience. The area benefits from well-regarded schools, including Gowerton Comprehensive School, local shops and amenities, while convenient transport links provide easy access to Swansea, Llanelli and beyond, making commuting straightforward. With easy access to the M4 corridor, nearby coastal walks and the Gower Peninsula, residents enjoy the balance of practical connectivity and outstanding lifestyle appeal.

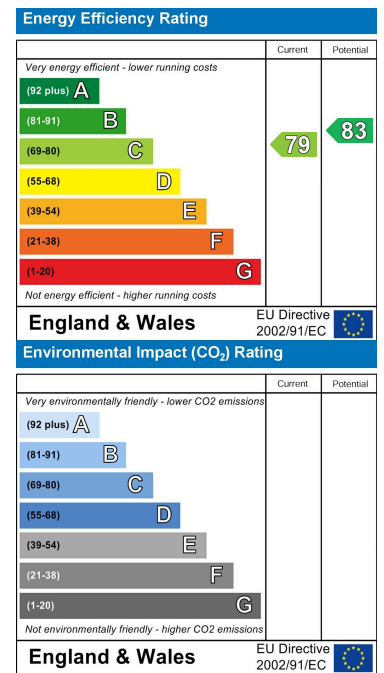
# Floor Plan



# 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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