

# 3 Llwyn Rhedyn

**Sketty, Swansea, SA2 9GU**

**Offers Over £350,000**

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## 3 Llwyn Rhedyn

### Sketty, Swansea, SA2 9GU

Occupying a superb position within a quiet cul-de-sac, this THREE BEDROOM DETACHED HOME enjoys an enviable outlook across Swansea Bay towards Mumbles. Inside, the ground floor is designed around sociable living, with a welcoming hallway leading through to an open-plan living and dining arrangement, together with a separate kitchen diner. A particularly appealing feature is the connection to the garden, with three sets of PVCu patio doors opening from the living room, dining room and kitchen diner, creating a wonderful sense of flow between the indoor & outdoor spaces. A separate utility room provides useful additional space and access to the integrated garage. Upstairs features three bedrooms, including a spacious main bedroom with dressing area and en-suite, together with a family bathroom featuring a corner bath. The property has broad appeal for families, couples and those looking to downsize without compromising on space.

Outside, the charming rear garden is of a manageable size and complemented by a wraparound patio, providing several places to sit, entertain and take in those incredible views across the bay towards Mumbles. Whether enjoying a morning coffee or settling down for sundowner drinks as the sky changes colour, it's an incredible backdrop to your daily life. To the front, a driveway provides off-road parking and leads to the integrated garage, with an EV charging point adding further convenience. The property is situated within a modern residential development in Sketty, convenient to Sketty Primary School and well placed for local amenities, with excellent connections to Swansea city centre and the surrounding areas. The stunning beaches and coastline of the Gower Peninsula are also within easy reach. NO CHAIN! Call to view now!

**Porch**
6'7" x 2'0" (2.01 x 0.61)

























**Hallway**
17'5" x 6'6" (5.31 x 1.99)

**Living Room**
17'10" x 11'3" (5.46 x 3.45)

**Dining Room**
12'6" x 9'3" (3.83 x 2.84)

**Kitchen**
11'10" x 8'2" (3.61 x 2.50)

**Dining Area**
8'9" x 8'9" (2.68 x 2.67)

**Utility Room**
8'0" x 7'7" (2.44 x 2.33)

**Garage**
18'0" x 7'10" (5.49 x 2.41)

**Landing**
11'10" x 6'1" (3.62 x 1.87)

**Bathroom**
8'7" x 6'6" (2.62 x 1.99)

**Bedroom One**
16'2" x 11'5" (4.94 x 3.48)

**En-Suite**
6'3" x 2'10" (1.91 x 0.88)

**Bedroom Three**
9'7" x 7'7" (2.93 x 2.33)

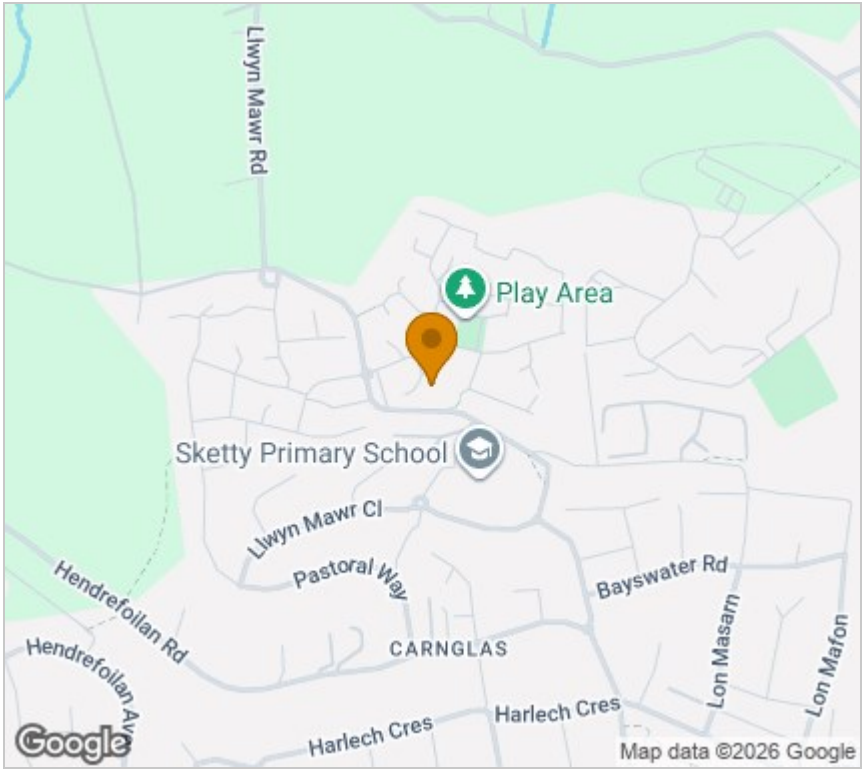
**Bedroom Two**
10'0" x 9'3" (3.05 x 2.84)

**External & Location**

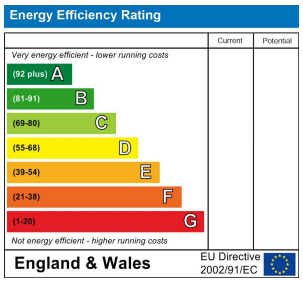
## Floor Plan

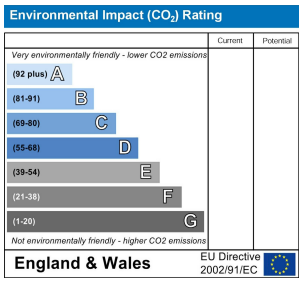



## Area Map




## 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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