



## 11 Smiths Drive, Swansea, SA1 7GB Offers In Excess Of £192,000

Internally, this beautifully presented MODERN 2 BEDROOM semi-detached home offers a finish that feels truly special. The ground floor features a practical layout, with a welcoming entrance hall, ground floor wc, living room and a fantastic kitchen/dining room with patio doors to the garden. Beautifully designed with modern living in mind, the home pairs practical, well-considered spaces with a vintage aesthetic that not only looks impressive but creates a calming, uplifting environment. Upstairs, there are two double bedrooms and a well-appointed family bathroom. Throughout, the property has been tastefully upgraded with vintage tiled flooring and carefully considered decor, blending clean, contemporary lines with subtle traditional touches and a rich, characterful colour palette. The result is a home that feels both fresh and modern, yet warm and individual, perfect for buyers seeking something with real personality.

Externally, the property benefits from an enclosed rear garden featuring a combination of lawn and patio, ideal for both relaxing & entertaining, with double doors opening from the kitchen to create a seamless indoor-outdoor flow. The home also includes an allocated parking space along with a visitor permit. Situated on the outskirts of Swansea in a popular residential development in Pentrechwyth, the location offers excellent convenience, with easy access to Swansea city centre, Llansamlet Enterprise Park, Morfa Retail Park, the Swansea.com Stadium and Fabian Way for swift connections to the University Bay Campus and the M4 corridor. Call to view now!

**Hallway**

10'4" x 4'0" (3.16 x 1.23)

Beautifully styled hallway featuring stunning vintage tiling, radiator, composite front door and a tastefully painted staircase that enhances the character of the space.

**Living Room**

14'0" x 10'1" (4.28 x 3.08)

Peaceful living room with fitted carpet, pvcu windows to the front aspect, tv & phone point, radiator and door to the kitchen.

**Kitchen Diner**

13'5" x 12'8" (4.10 x 3.88)

A beautifully presented kitchen diner featuring contemporary wall and base units, integrated oven, gas hob with extractor and space for two appliances. Finished with low maintenance laminate flooring, radiator and a useful understairs cupboard, the space flows effortlessly to the garden via patio doors, while generous room for a dining table, industrial-style shelving and carefully curated vintage touches create a warm, practical and truly stunning heart of the home.

**Landing**

6'9" x 3'4" (2.07 x 1.02)

Landing space with fitted carpet and built-in storage cupboard.

**Bathroom**

6'9" x 6'6" (2.06 x 2.00)

Featuring tiled flooring, pvcu window, radiator, open shelving, shower over bath, sink and wc.

**Bedroom One**

14'1" x 13'5" widest (4.31 x 4.10 widest)

Beautifully appointed bedroom offering a stunning minimalist feel, featuring bespoke built-in bookshelves, useful integrated storage, pvcu windows, radiator and soft carpeted flooring, creating a calm & minimalist aesthetic.

**Bedroom Two**

13'4" x 9'7" (4.07 x 2.94)

Second double bedroom featuring pvcu windows, fitted carpet and radiator

**External & Location**

Externally, the property enjoys an enclosed rear garden landscaped with a blend of lawn and patio, creating an ideal setting for both relaxing and entertaining. Patio doors

open directly from the kitchen, enhancing the natural flow between indoor and outdoor living. The home further benefits from an allocated parking space, along with a visitor permit for added convenience.

Situated on the outskirts of Swansea within the popular residential area of Pentrechwyth, the location offers excellent connectivity and everyday convenience. Swansea city centre is within easy reach, along with Llansamlet Enterprise Park and Morfa Retail Park for a wide range of shopping and leisure options. The Swansea.com Stadium is also nearby, while Fabian Way provides swift access to the University Bay Campus and the M4 corridor, making this an ideal base for commuters and professionals.

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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