



**778 Carmarthen Road**  
Swansea, SA5 8JH  
**£925 PCM**



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, Swansea, SA5 8JH**

AN UNFURNISHED 3 BEDROOM HOME which has had a FULL REFURBISHMENT WITH A BRAND NEW FITTED KITCHEN, NEW BATHROOM, NEW FLOORING AND REDECORATED THROUGHOUT

We are pleased to offer this exceptional property which is located on Carmarthen Road providing excellent transport links to the CITY CENTRE. The Entrance Hall leads to the Living Room, Dining Room and New Fitted Kitchen which has an Integrated Oven and Electric Hob. From the Kitchen there is a access to the Rear Garden off which is a side alleyway with a lockable door leading to the front of the property. The New Bathroom with Over Bath Shower is on the Ground Floor and located next to the Utility Room. The Three Bedrooms are located on the First Floor along with the Upstairs WC. Additional benefits include Gas Central Heating and AVAILABILITY IS IMMEDIATE.

FOR VIEWING APPOINTMENTS PLEASE CALL SMITHS LETTINGS COUNCIL TAX BAND C

**Kitchen**  
13'8" x 11'10" (4.167 x 3.629)

**Bathroom**  
9'2" x 5'2" (2.809 x 1.588)

**Dining Room**  
11'7" x 10'8" (3.539 x 3.276)

**Living Room**  
13'6" x 9'6" (4.120 x 2.896)

**Bedroom 1**  
17'4" x 9'8" (5.305 x 2.957)





**Bedroom 2**  
11'4" x 11'5" (3.459 x 3.484)

**Bedroom 3**  
13'9" x 11'7" (4.202 x 3.531)

**Upstairs WC**  
5'3" x 3'1" (1.604 x 0.951)

**Utility Room**  
6'1" x 4'11" (1.868 x 1.511)

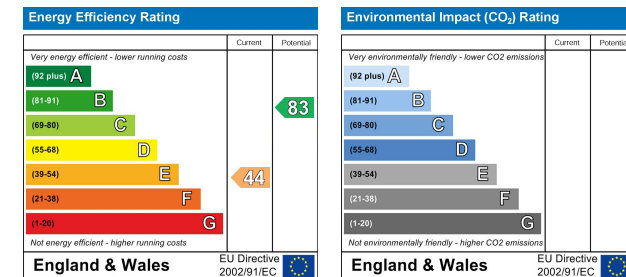


## Floor Plan

## 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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