



**99 Emlyn Road**  
Mayhill, Swansea, SA1 6TJ  
Offers Over £140,000



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## 99 Emlyn Road

Mayhill, Swansea, SA1 6TJ

TWO BEDROOM semi-detached home in Mayhill with a DETACHED MODERN GARDEN ROOM. Inside, the home is well laid out and easy to maintain, with living space that works well day to day. Two bedrooms, a front aspect living room, a modern fitted kitchen and a spacious contemporary bathroom with both a bath & separate shower provide a practical modern home that will suit buyers of all ages. Pvcu double glazing and gas central heating, including a new boiler offer year-round comfort, while well-planned built-in storage helps to keep the home organised & tidy.

Outside, the property offers much more than expected, with a large front garden and a driveway providing parking for several vehicles, plus secure side gated access. The rear garden is private, neatly landscaped & low maintenance, featuring a newly laid patio and a contemporary grey arbour, perfect for relaxing or entertaining. A detached modern studio building with power and electrics adds flexible space, ideal for a home office, gym or creative space. Located in Mayhill, the property is well positioned for Swansea city centre, local shops, schools and public transport, making it a practical and convenient choice for everyday living. Chain free.

### Hallway

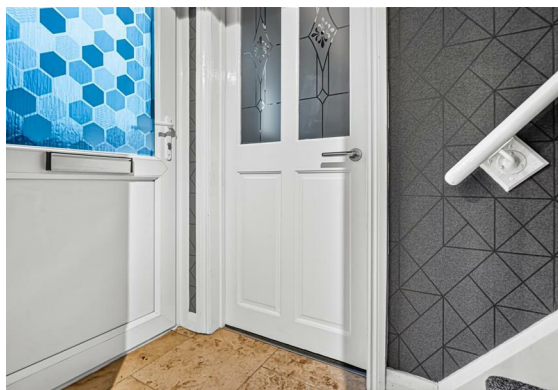
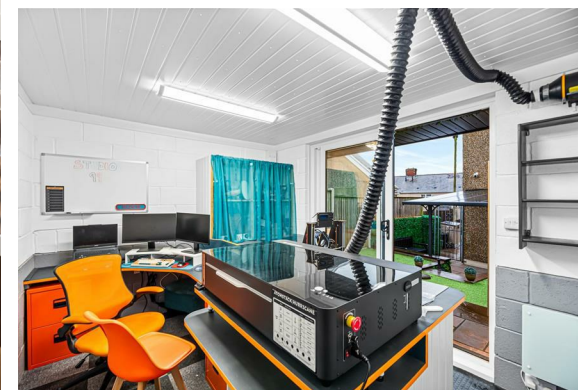
6'9" x 2'11" (2.07 x 0.89)

### Living Room

14'11" x 11'5" (4.56 x 3.49)

### Kitchen

13'4" x 7'5" (4.07 x 2.28)





**Landing**  
6'0" x 4'11" (1.85 x 1.52)

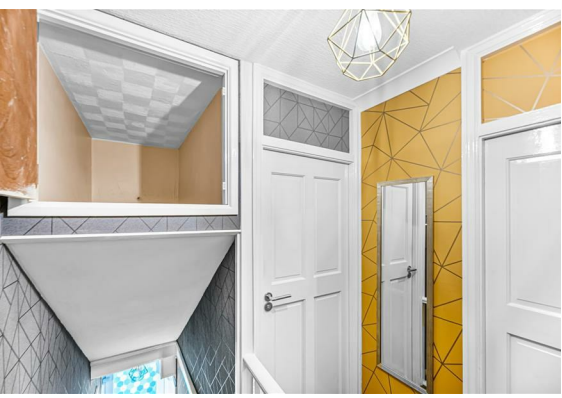
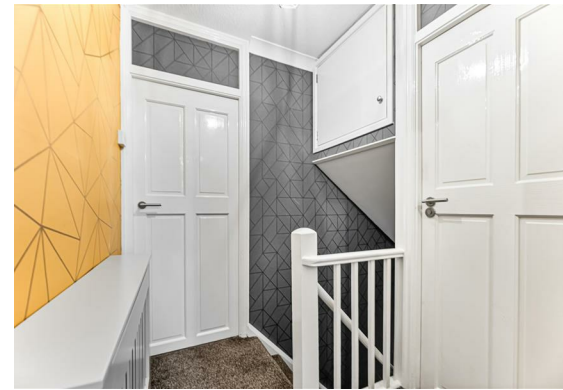
**Bedroom One**  
14'10" x 8'0" (4.54 x 2.44)

**Bedroom Two**  
8'4" x 6'10" (2.56 x 2.10)

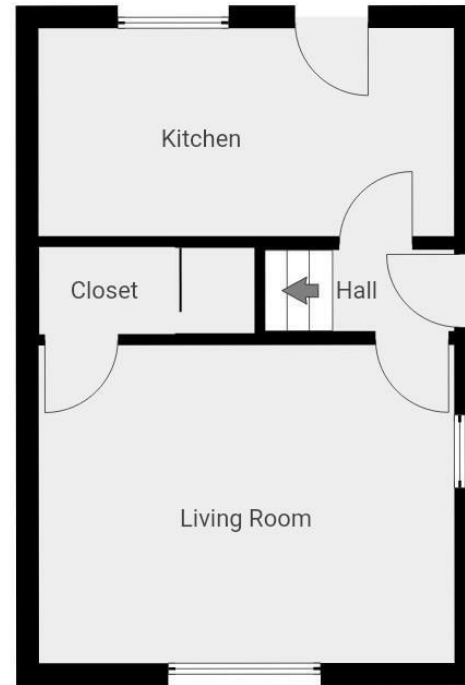
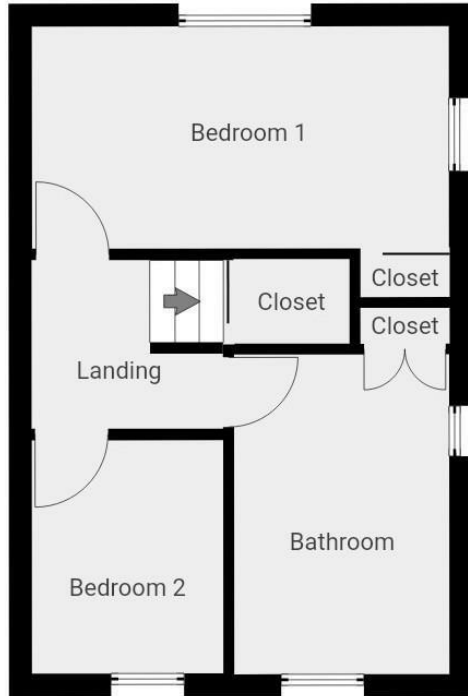
**Bathroom**  
11'6" x 7'8" (3.51 x 2.36)

**Modern Detached Garden Room**  
12'1" x 9'2" (3.69 x 2.81)

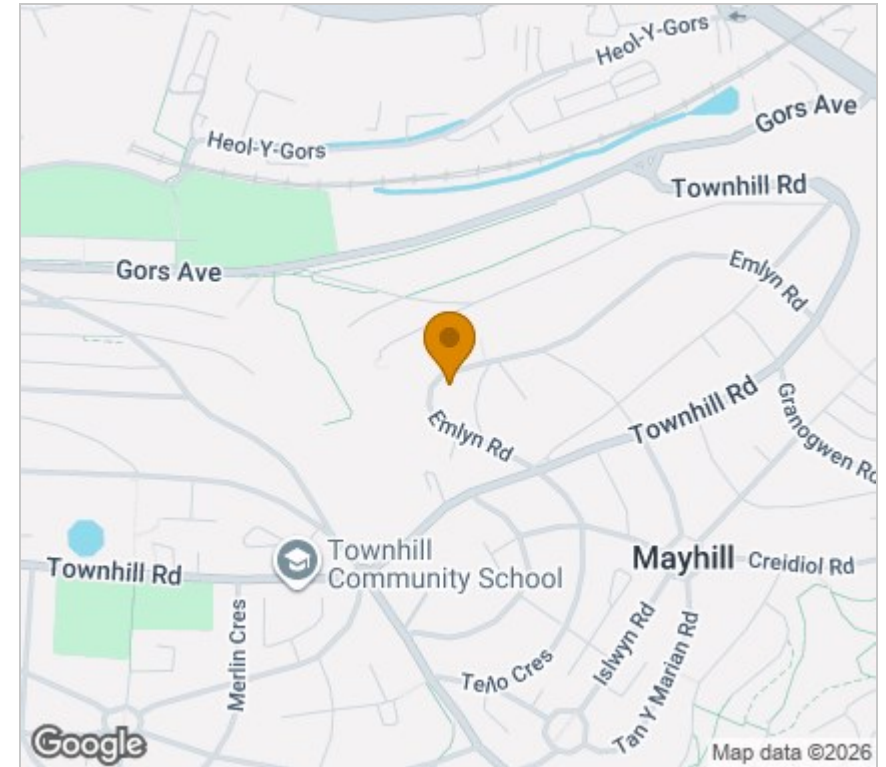
**External & Location**



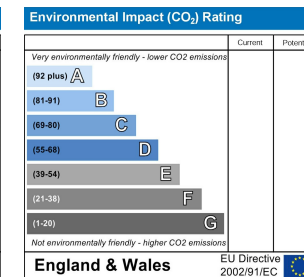
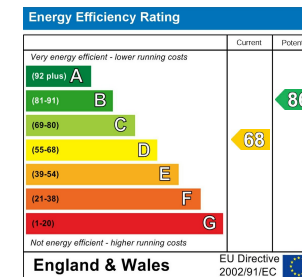
## Floor Plan



## 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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