



**22 Oak Way, Swansea, SA4 9WW**  
**Offers Over £185,000**

THREE BEDROOM semi-detached home tucked away in a quiet cul-de-sac near the scenic Penllergaer Woods. This MOVE-IN READY & NO CHAIN home features fresh neutral decor and offers a great balance of suburban calm and city convenience. With neat front and rear gardens, off-road driveway parking and easy access to the M4 and Swansea city centre, it's perfectly placed for both commuters and families looking for a peaceful base close to nature.

Inside, the layout is practical and full of potential to create a warm & inviting living space tailored to your own unique style. With a FRONT ASPECT LIVING ROOM, downstairs WC and a spacious KITCHEN/DINING ROOM with patio doors to the garden, allowing for excellent natural light & indoor/outdoor living in the warmer months. A sociable space ideal for modern families. Upstairs you'll find three bedrooms, a FAMILY BATHROOM and an EN-SUITE to the main bedroom. Whether you're a first-time buyer, a growing family, or investor looking for a solid rental opportunity, this home ticks all the right boxes. Call to view now!

**Hallway**

10'5" x 3'9" (3.19 x 1.16)

Comprising laminate floor, radiator and pvcu window.

**Living Room**

12'9" x 10'9" (3.91 x 3.29)

Front aspect living room with pvcu bay windows to the front garden aspect, laminate floor, tv point, phone point and radiator.

**Kitchen/Dining Room**

16'10" x 9'8" (5.14 x 2.97)

Fantastic family friendly kitchen/dining space, with a full range of wall & base units, worktop, oven, hob & extractor. This spacious room is perfect for family life and entertaining, with ample room for a dining table where everyone can gather. Patio doors open directly to the garden, creating a bright, sociable space that seamlessly blends indoor & outdoor living.

**Landing**

12'4" x 3'0" (3.76 x 0.92)

Comprising fitted carpet, radiator and storage cupboard.

**Bedroom One**

11'1" x 11'0" (3.39 x 3.37)

Front aspect main bedroom with fitted carpet, radiator, pvcu windows and door to the en-suite.

**En-Suite**

5'6" x 5'5" (1.70 x 1.66)

Convenient en-suite with pvcu window, radiator, shower cubicle, sink & WC.

**Bathroom**

9'5" x 4'11" (2.89 x 1.50)

Featuring pvcu windows, radiator, bath, sink & WC.

**Bedroom Two**

8'9" x 7'7" (2.67 x 2.33)

Second bedroom with fitted carpet, radiator and pvcu windows to the rear aspect.

**Bedroom Three**

9'11" x 7'10" (3.03 x 2.39)

Third bedroom comprising fitted carpet, radiator and pvcu windows to the rear.

**External & Location**

Located in a quiet residential cul-de-sac, featuring neat

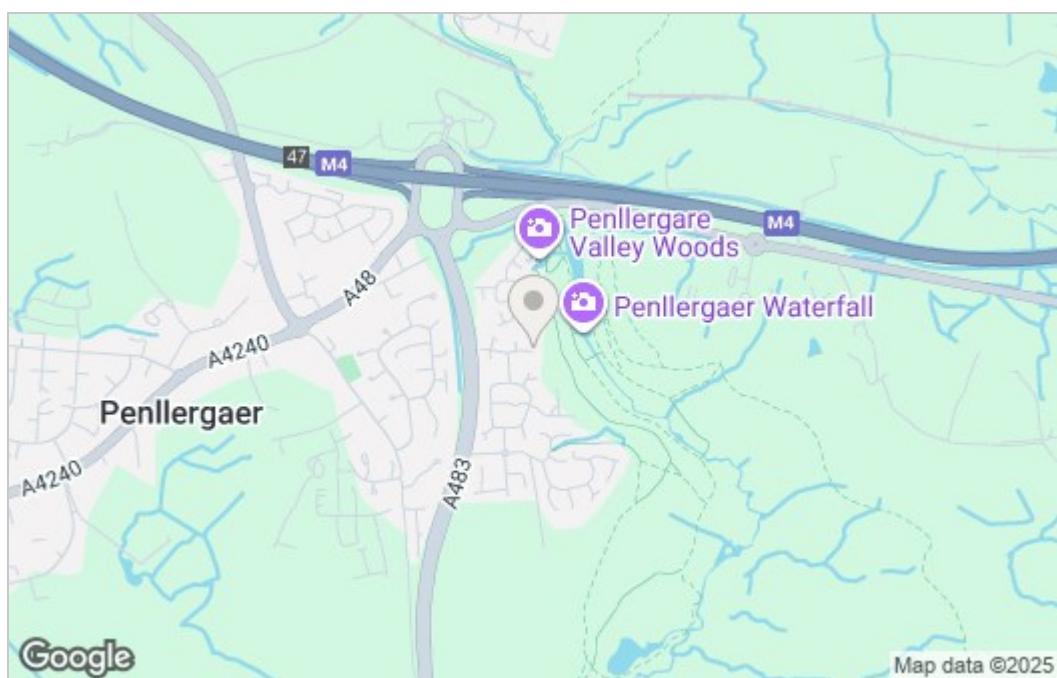
gardens to the front & rear, off road parking for two vehicles and a leafy woodland backdrop.

This modern development in Penllergaer offers the perfect balance of countryside tranquility and commuter convenience. Just moments from the picturesque Penllergaer Valley and minutes from the M4 at Junction 47, the DVLA and Morriston Hospital, it's ideal for professionals, commuters & families alike. Enjoy scenic walks, a strong community feel, and excellent access to Swansea and beyond.

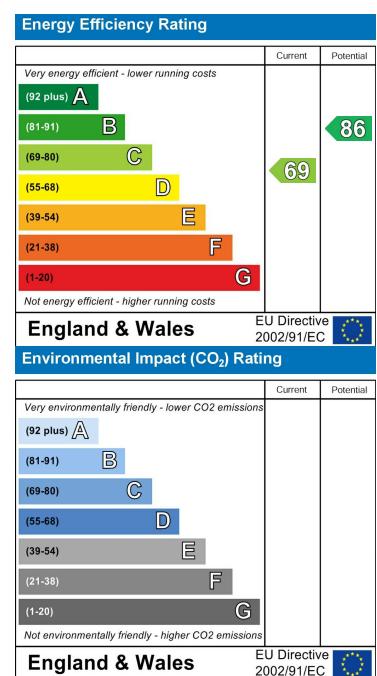
## Floor Plan



## 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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