



**The Orient** Llwynmawr Road  
Sketty, Swansea, SA2 9HB  
Offers Over £300,000



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SMITHS

## The Orient Llwynmawr Road

Sketty, Swansea, SA2 9HB

Sketty property alert! A traditional THREE BEDROOM HOME with TWO RECEPTION ROOMS, MODERN KITCHEN & BATHROOM, STUNNING LANDSCAPED GARDEN, BALCONY & SEA VIEWS. This lovely home exudes a classic elegance and a comfortable warm ambience. With a practical, family friendly layout, the home offers spacious living areas, including a cozy living room with dual fuel burner and a larger dining room with patio doors to the courtyard area. The modern kitchen is fitted with a range of integral appliances and has garden access. The main bedroom features PVCu patio doors to a large balcony with incredible sea views. \*Planning permission is in place for conversion of the existing garage into extra living space.

The property is set in an elevated position with sea views, with a large driveway, complete with EV charger and garage. Contemporary fencing encloses the most beautiful garden fitted with a timber summerhouse. The garden has been meticulously landscaped with artificial turf, composite decking, contemporary sleeper borders and a luscious array of greenery & vibrant flowers. A stunning space, ideal for outdoor dining, relaxing or entertaining all year round. Located in Sketty, a prime location known for its sense of community & excellent amenities and set in close proximity to Sketty Primary School and the local shops on Carnglas Road. A family friendly area that will suit a wide range of buyers. Call to view now!

### Hallway

15'5" x 5'5" (4.71 x 1.67)



**Living Room**

15'0" x 10'6" (4.58 x 3.21)

**Dining Room**

22'1" x 11'8" (6.74 x 3.58)

**WC**

6'4" x 2'3" (1.95 x 0.71)

**Kitchen**

16'6" x 13'4" widest (5.03 x 4.07 widest)

**Landing**

9'1" x 5'4" (2.77 x 1.65)

**Bathroom**

8'2" x 5'4" (2.51 x 1.63)

**Bedroom One**

11'9" x 10'11" (3.59 x 3.34)

**Bedroom Two**

15'1" x 10'6" (4.61 x 3.21)

**Bedroom Three**

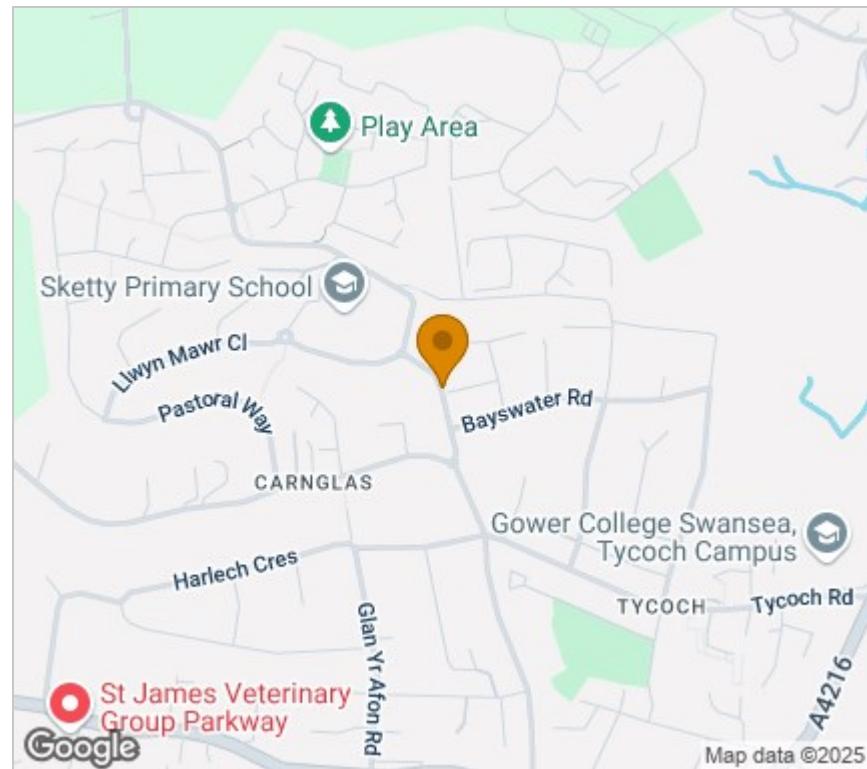
6'3" x 5'5" (1.91 x 1.67)

**External & Location****Planning Permission**

## Floor Plan



## Area Map



## 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.

**Unit 4, 270 Cockett Road, Swansea, SA2 0FN**

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## Energy Efficiency Graph

