



**SMITHS**  
SALES & LETTINGS



**6 Llewelyn Street, Swansea, SA2 9AL**  
**Offers Over £230,000**

FULLY RENOVATED 3 BEDROOM end terrace home in SKETTY. Super location with VIEWS across the tennis courts at De La Beche Park and REAR ENCLOSED GARDEN with OUTBUILDING.

A THOROUGH REFURBISHMENT with EXCELLENT ATTENTION to DETAIL. Includes REWIRE, NEW SOCKETS & SWITCHES, including USB SOCKETS, NEW CENTRAL HEATING SYSTEM, FULL PVCu DOUBLE GLAZING, IMMACULATE SMOOTH PLASTERING and FRESH DECOR to ALL WALLS & CEILINGS, NEW CARPETS and CONTEMPORARY NEW KITCHEN & BATHROOM.

With NEUTRAL COLOUR PALETTE the property has undergone a QUALITY REFURBISHMENT and is ready for its next chapter. Call to view now! This area sells quickly and with the added benefit of NO CHAIN, this lovely MODERN HOME is going to be POPULAR!

[www.smithshomes.com](http://www.smithshomes.com)

## Hallway

14'5" x 3'0" (4.41 x 0.92)



Welcoming hallway with new fitted carpet, radiator and internal door from the porch area, featuring tiled flooring & part glazed PVCu front door.

## Reception Room One

18'6" x 11'10" (5.65 x 3.62)



Substantial living room featuring new fitted carpet, fireplace alcove, radiator and large PVCu bay windows allowing for plenty of natural light.

## Reception Room Two

14'7" x 10'11" (4.46 x 3.33)



Second bright & spacious reception room, open to the hallway & kitchen comprising original parquet flooring, built in shelving, storage cupboard, radiator and PVCu windows to the side aspect.

## Kitchen

12'3" x 8'1" (3.75 x 2.47)



Contemporary new kitchen comprising a range of wall & base units in gloss grey, with grey worktops, stainless steel

sink & new oven, gas hob & extractor. Also featuring metro tiled splashbacks, recessed spotlights overhead, radiator, PVCu windows & door to the rear garden. With space for a dining table.

## Landing

12'9" x 5'5" (3.90 x 1.67)



Generous landing with new fitted carpet & loft hatch, with doors to the bathroom and all bedrooms.

## Bathroom

12'10" x 8'2" (3.93 x 2.50)



Sizeable modern bathroom comprising a brand new fitted suite of shower cubicle, bath, sink & WC. Also with storage space, recessed spotlights overhead, heated towel rail & PVCu windows.

## Bedroom One

11'4" x 6'10" (3.47 x 2.10)



First of three bedrooms, comprising new fitted carpet, PVCu windows (with views), radiator and usb sockets.

## Bedroom Two

12'11" x 11'5" (3.94 x 3.48)



The largest bedroom with usb sockets, radiator, new fitted carpet and PVCu windows with peaceful views over the tennis courts towards the bowling green.

## Bedroom Three

10'3" x 10'0" (3.13 x 3.07)



Second double bedroom, in immaculate order, with usb sockets, new carpet, radiator and PVCu windows to the rear aspect.

## External



The property features a low maintenance rear yard with pretty stone wall, side gated access and rear outbuilding (with the possibility to create a garage, carport or even gated hardstanding parking, subject to planning).

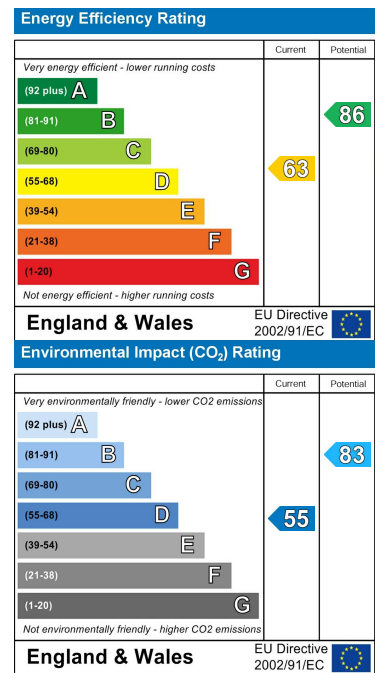
# Floor Plan



## 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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