



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



SMITHS

## 99 Emlyn Road

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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

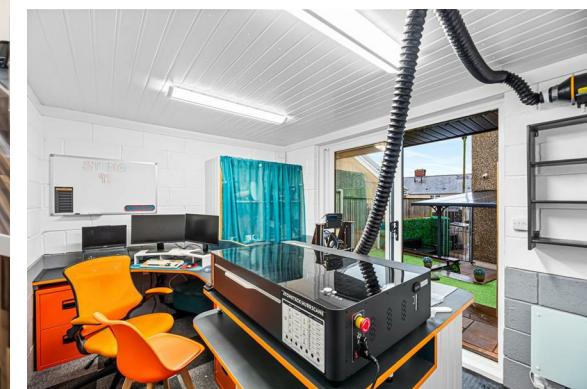
6'9" x 2'11" (2.07 x 0.89)

### 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)

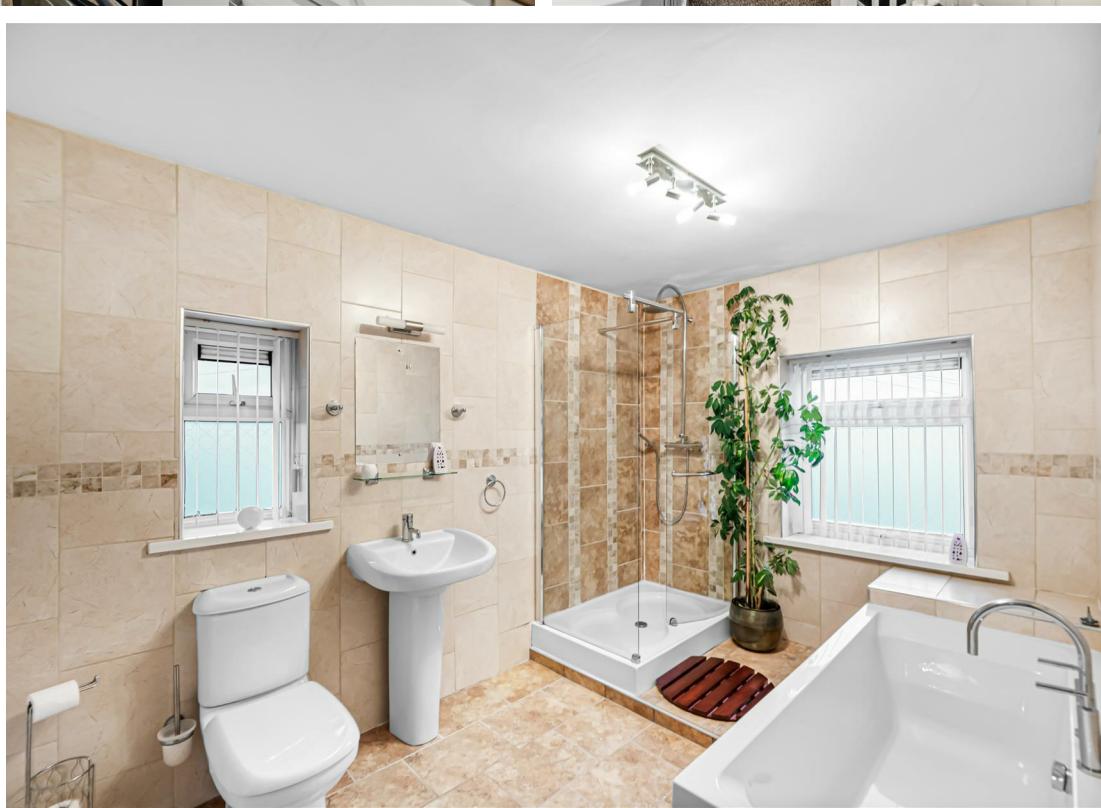
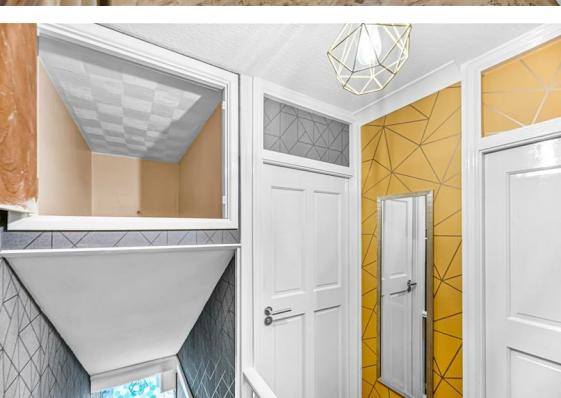
**Bedroom One**  
14'10" x 8'0" (4.54 x 2.44)

**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**



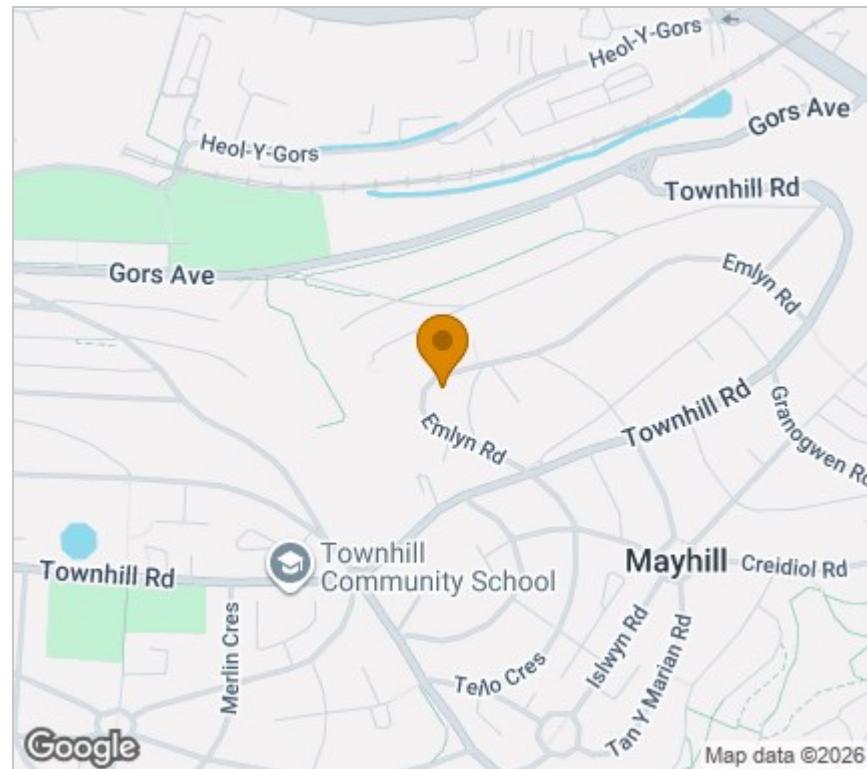
## Floor Plan



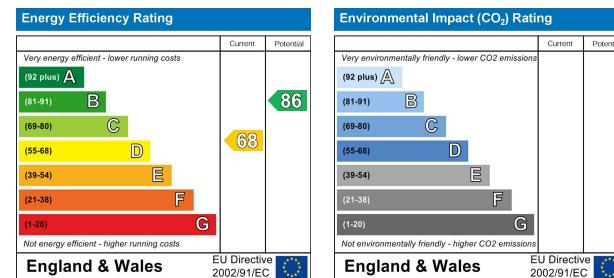
## Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

## 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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