



398 Llangyfelach Road, Swansea, SA5 9LH

Offers Over £120,000

Situated in the ever-popular area of Brynhyfryd, this traditional TWO BEDROOM MID-TERRACE HOME offers a warm and welcoming atmosphere and has clearly been lovingly maintained over the years. The accommodation features OPEN-PLAN living & dining rooms, creating a bright and sociable living space, leading through to the fitted kitchen. Upstairs, there are two bedrooms and a particularly SPACIOUS BATHROOM complete with a walk-in shower. With full pvcu double glazing and gas central heating already in place, the property is comfortable and move-in ready, while offering excellent scope for cosmetic updating and modernisation. A superb opportunity for first-time buyers eager to make their mark or investors seeking a property with genuine potential.

To the front is a paved terrace, while to the rear the home benefits from a notably generous garden for this style of property, providing excellent outdoor space with plenty of potential for landscaping or creating an inviting entertaining area. Conveniently positioned for access to Swansea city centre, Llansamlet Enterprise Park, The Swansea.com Stadium and Fabian Way, offering straightforward links to the M4 corridor. The location combines everyday convenience with strong commuter appeal and balances the demands of family life with nearby amenities & schools. NO CHAIN. Call to view now!

Hallway

9'9" x 2'8" (2.99 x 0.83)

Entrance hallway with pvcu front door, radiator and fitted carpet.

Living Room

10'7" x 9'5" (3.23 x 2.88)

Front aspect living room, with part wood panelled walls, radiator, fitted carpet and pvcu windows. Open to the dining room.

Dining Room

10'11" x 10'7" (3.34 x 3.24)

Second cosy living space with gas fireplace, radiator, understairs cupboard, pvcu windows and door to the kitchen. Open to the living room, creating a spacious sociable family area.

Kitchen

12'6" x 6'11" (3.82 x 2.12)

Equipped with a range of wall & base units, worktops, stainless steel sink, oven, electric hob & extracor. With space for appliances or a small dining table, pvcu windows & door to the rear garden.

Landing

10'10" x 5'6" (3.31 x 1.70)

Landing space with fitted carpet, loft hatch & doors to the bedrooms and bathroom.

Bathroom**Bedroom One**

14'3" x 9'7" (4.35 x 2.94)

Front aspect bedroom featuring pvcu windows, fitted carpet and a radiator.

Bedroom Two

10'10" x 8'3" (3.31 x 2.52)

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

External & Location

To the front is a paved terrace, providing a neat and low-maintenance approach to the property. To the rear, the home enjoys a notably generous garden for this style of property. A real standout feature offering excellent outdoor space with ample room for children to play, keen gardeners to get creative, or for the creation of a defined seating and entertaining area. The proportions allow for

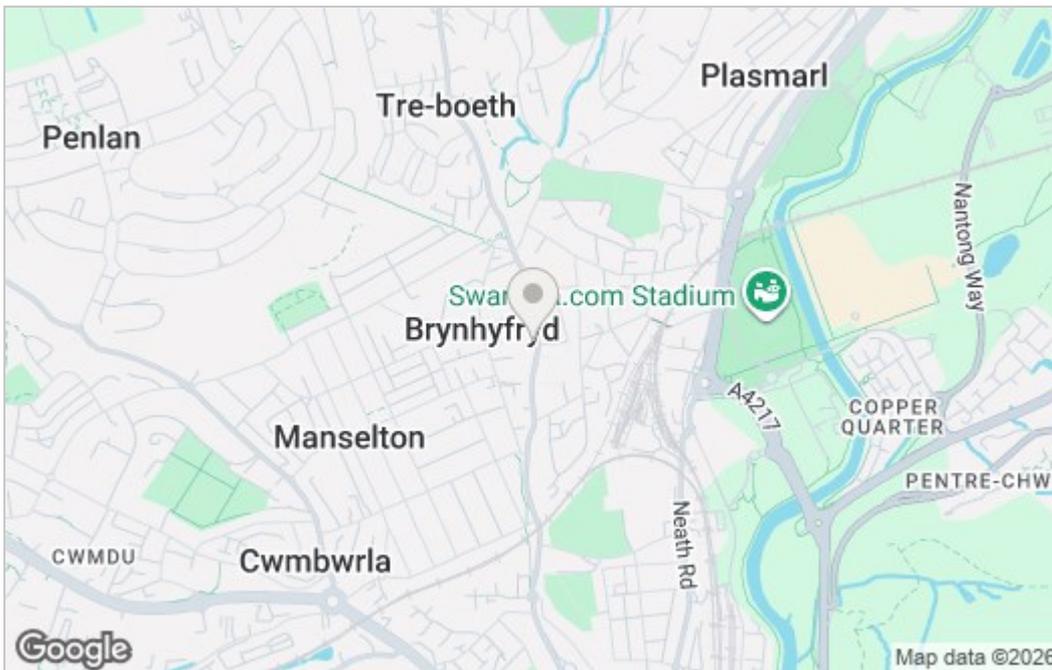
future landscaping, a patio, or even a garden studio (subject to any necessary consents).

Conveniently positioned for access to Swansea city centre, Llansamlet Enterprise Park, Swansea.com Stadium and Fabian Way, the property offers straightforward links to the M4 corridor, making it well-suited to commuters. The location combines everyday convenience with strong connectivity, while also balancing the demands of family life with a good selection of nearby amenities and schools.

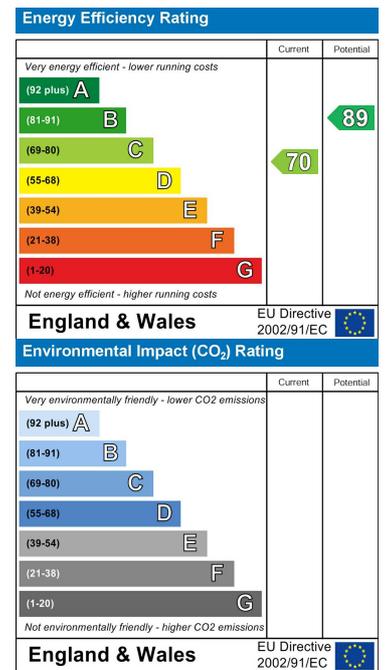
Floor Plan



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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