



**27 Tonnant Road**  
Pentrechwyth, Swansea, SA1 7FP  
Offers Over £250,000



SMITHS

## 27 Tonnant Road

Pentrechwyth, Swansea, SA1 7FP

THREE BEDROOM FREEHOLD modern house in The Copper Quarter, Swansea. Offering a fantastic blend of contemporary living and convenience. Built in 2017, the property boasts an immaculate finish with high-quality fixtures and fittings throughout, creating a comfortable and stylish home. TWO RECEPTION ROOMS provide ample space for both relaxation and entertaining, while the modern kitchen is well-equipped and opens directly into the garden, a stunning low maintenance space, ideal for dining out or for children & pets to play & explore all year round. The ground floor WC adds extra convenience for guests and the en-suite and fitted wardrobes to the main bedroom ensure privacy and practicality. In show-home condition, luxury light fittings & on-trend decor enhance the overall feel of the home, adding a touch of elegance to every room.

Further practical benefits include a private driveway for off-road parking and side gated access to the enclosed low maintenance garden, both valuable assets in the area. The Copper Quarter location is also highly desirable, being close to the picturesque river, Morfa shopping precinct and the Swansea.com Stadium, offering easy access to local amenities, leisure activities and transport links. Call to view now!

### Hallway

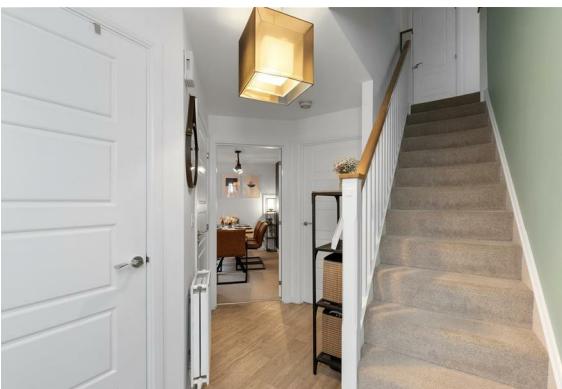
9'11" x 8'11" (3.04 x 2.72)

Comprising LVT flooring, radiator and part glazed front door.

### Cloakroom

6'1" x 2'8" (1.87 x 0.82)

Comprising PVCu windows, radiator, sink and WC.





## Living Room

16'10" x 10'3" (5.15 x 3.14)

Beautifully styled with neutral decor and thoughtful use of soft furnishings, with fitted carpet, radiator, PVCu windows to the front aspect and patio doors to the rear garden, allowing your patio area to extend the living space.

## Dining Room

10'0" x 7'7" (3.05 x 2.33)

Second reception room, ideal as a dining room, or home office, with fitted carpet, radiator and PVCu windows to the front aspect.

## Kitchen

11'10" x 7'10" (3.63 x 2.41)

Contemporary kitchen featuring a range of wall & base units in gloss white, with contrasting worktop, stainless steel sink, oven, gas hob & extractor. Boosting convenience, the kitchen is also fitted with an integral dishwasher, fridge freezer and has an external door to the garden.



## Landing

11'2" x 3'2" (3.42 x 0.99)

Landing space with fitted carpet, PVCu window, radiator and loft hatch.



## **Bathroom**

6'5" x 6'5" (1.97 x 1.97)

Fantastic monochrome bathroom, with sink, WC and shower/bath combination with on-trend black fixtures.



## **Bedroom One**

14'0" x 9'5" (4.28 x 2.88)

Main bedroom, with built-in mirror sliding door wardrobes, fitted carpet, radiator and PVCu windows to the front aspect. Door to the en-suite bathroom.

## **En-Suite**

6'2" x 5'10" (1.89 x 1.78)

Second contemporary bathroom with shower, sink/storage unit and WC.

## **Bedroom Two**

13'10" x 12'5" (4.24 x 3.80)

Second double bedroom with fitted carpet, radiator and PVCu windows to the front aspect.

## **Bedroom Three**

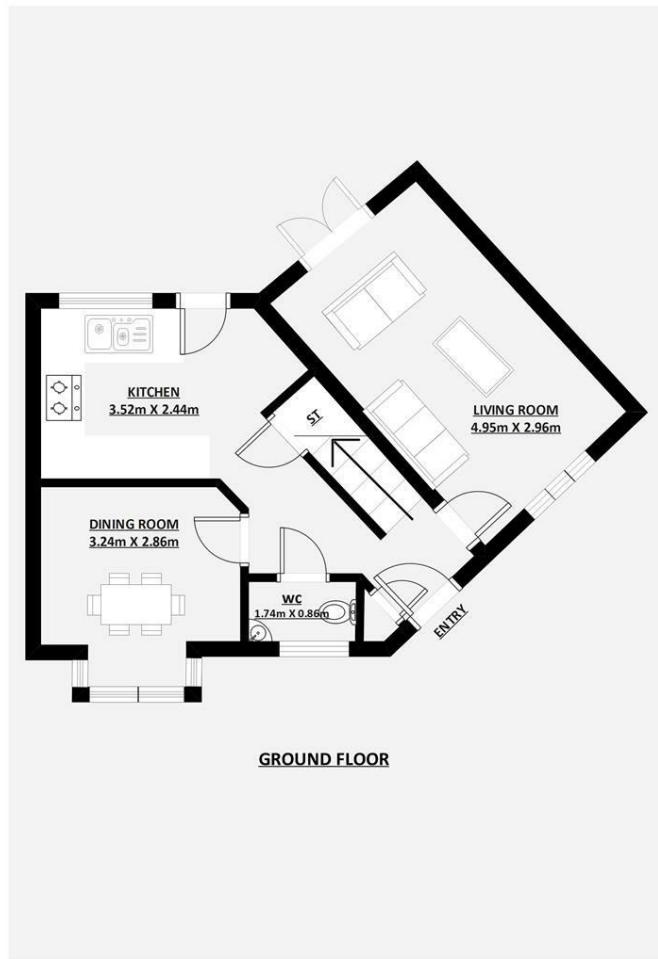
7'8" x 7'2" (2.36 x 2.20)

Second double bedroom comprising fitted carpet, radiator and PVCu windows to the rear aspect.

## **External and Location**

The property is located in a fantastic spot within the Copper Quarter development, in one of the newer areas with little through traffic. The property benefits from driveway parking and an enclosed garden with side gated access. The garden comprises a patio area & neat artificial lawn which is accessed from both the kitchen and living room. The low maintenance surfacing ensures year round functionality, making the space very suitable for outdoor entertaining/dining and for children & pets to play and explore safely. Ideally located for Swansea city center, Swansea University Bay Campus, Morfa Shopping Center, The swansea.com Stadium and the M4 for commuters.

## Floor Plan



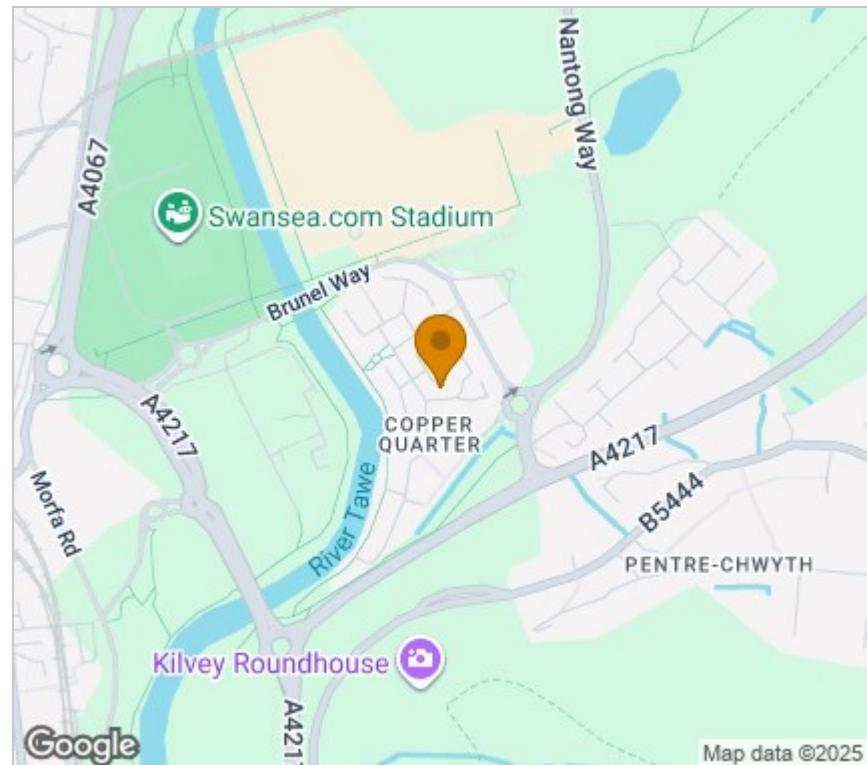
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

