



**SMITHS**  
SALES & LETTINGS



## **7 Harlington Road, Swansea, SA5 8EX**

### **Offers Over £160,000**

THREE BEDROOM EXTENDED SEMI-DETACHED HOME at the head of a POPULAR WELL MAINTAINED CUL-DE-SAC. The property also has the benefit of TWO OPEN PLAN RECEPTION ROOMS & TWO BATHROOMS (one on the ground floor & one of the first floor).

Comprising FULL PVCu double glazing and GAS CENTRAL HEATING, the property does require some cosmetic updating but has a FAMILY FRIENDLY LAYOUT and GREAT POTENTIAL. The rear yard is ENCLOSED and accessible from both the driveway (gated access) & internally from the dining room patio doors. Side access to the driveway is also available from the kitchen. Furthermore, the FRONT DRIVEWAY is NEWLY LANDSCAPED & FENCED providing gated off road parking and leading to the GARAGE.

Call to book a place on our viewing day now!

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### **Porch**

5'11" x 3'0" (1.82 x 0.93)



Comprising new wood effect PVCu part glazed door and tiled flooring.

### **Hallway**

8'8" x 5'11" (2.66 x 1.82)



Featuring fitted carpet, radiator, alarm panel, phone point and under-stairs cupboard.

### **Living Room**

13'10" x 10'10" (4.23 x 3.31)



Comprising fitted carpet, radiator, PVCu windows, tv cabling and electric fireplace - Open to the dining room.

### **Dining Room**

16'2" x 8'9" (4.93 x 2.69)



Second living space with fitted carpet & radiator with further doors to the kitchen, bathroom and garden - Open to the living room.

### **Kitchen**

12'0" x 8'1" (3.66 x 2.48)



With PVCu windows & door to the driveway, radiator and fitted with a range of wall & base units & worktops featuring a cabinet mounted oven & grill, ceramic hob & integral fridge freezer.

### **Bathroom One**

7'9" x 5'5" (2.38 x 1.66)



One of two bathrooms, comprising radiator, PVCu windows, shower cubicle, bath, sink unit & WC.

## Landing

8'7" x 6'7" (2.63 x 2.01)



Landing space with fitted carpet, PVCu window and storage cupboard.

## Bathroom Two

6'6" x 5'6" (2.00 x 1.69)



With PVCu windows, radiator, shower cubicle, sink & WC.

## Bedroom One

11'5" x 8'5" (3.49 x 2.57)



One of three bedrooms featuring fitted carpet, built-in wardrobe & overbed units, radiator and PVCu windows to the rear aspect.

## Bedroom Two

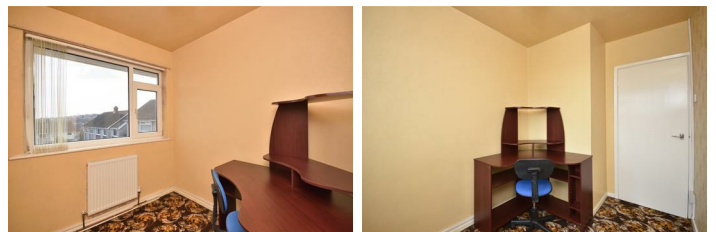
12'4" x 10'4" (3.78 x 3.17)



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

## Bedroom Three

9'4" x 6'7" (2.85 x 2.01)



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

## External



The property is located at the head of a lovely cul de sac, convenient for local amenities and the city center. The property features an immaculate gated driveway to the front which leads to the detached garage. The rear yard requires some upgrading but is enclosed and makes a superb blank canvas upon which to develop your own dream garden space.

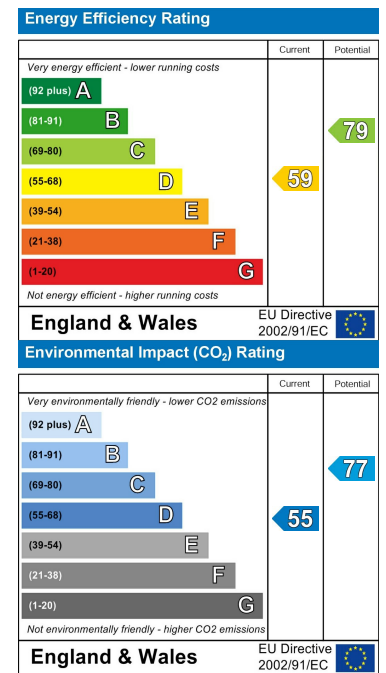
# Floor Plan



## 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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