

40 Gelli Deg

Fforestfach, Swansea, SA5 4PB

£1,100 PCM



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SMITHS

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A SPLIT LEVEL 3 BEDROOM FAMILY HOME WITH GARAGE AND OFF ROAD PARKING

Looking for the perfect blend of modern style and convenience? This spacious, Three-Bedroom Family Home is ideally situated for easy access to the M4 (J47), the City Centre, and the shopping hub of Fforestfach Retail Park.

THE HIGHLIGHTS :

- Unique Split-Level Layout: Cleverly designed over three floors for a spacious, contemporary feel.
 - Modern Fitted Kitchen: featuring an integrated oven and hob.
 - Bright Living Space: An open-plan lounge/diner with large patio doors that flood the room with natural light.
 - Outdoor Retreat: An enclosed rear garden offering a paved patio for alfresco dining and an elevated lawn.
 - Master Suite: Three well-proportioned bedrooms on the top floor, including a master with its own private en-suite.
 - The Essentials: Gas central heating, full double glazing, a downstairs cloakroom/WC, plus a garage and off-road parking.
- This property is available immediately.

CALL SMITHS LETTINGS TODAY TO BOOK YOUR VIEWING

- COUNCIL TAX BAND E
- UNFURNISHED

Entrance Hall

14'6" x 6'6" (4.438 x 2.005)

Downstairs WC

6'6" x 3'9" (2.002 x 1.160)





Lounge
16'9" x 14'1" (5.130 x 4.317)

Kitchen/Breakfast Room
16'8" x 11'7" (5.085 x 3.551)

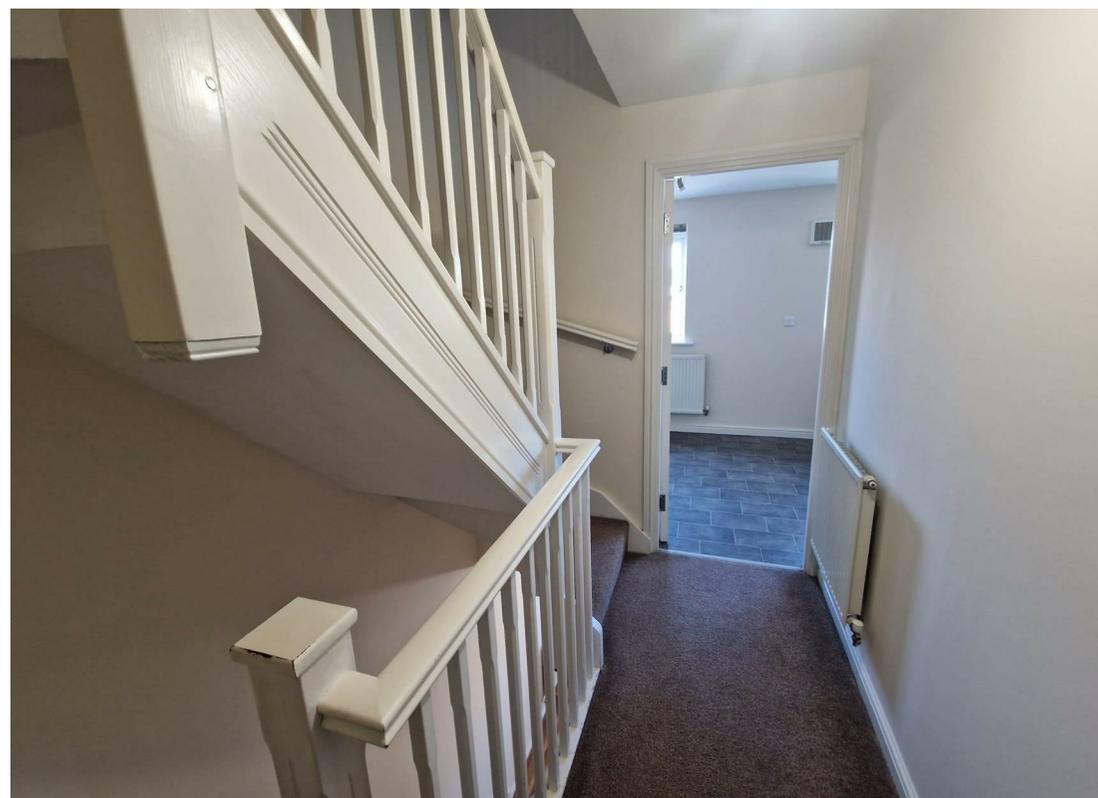
Bathroom
8'11" x 5'9" (2.739 x 1.778)

Bedroom 1
13'0" x 8'9" (3.964 x 2.672)

En-Suite Shower Room
8'4" x 3'5" (2.557 x 1.066)

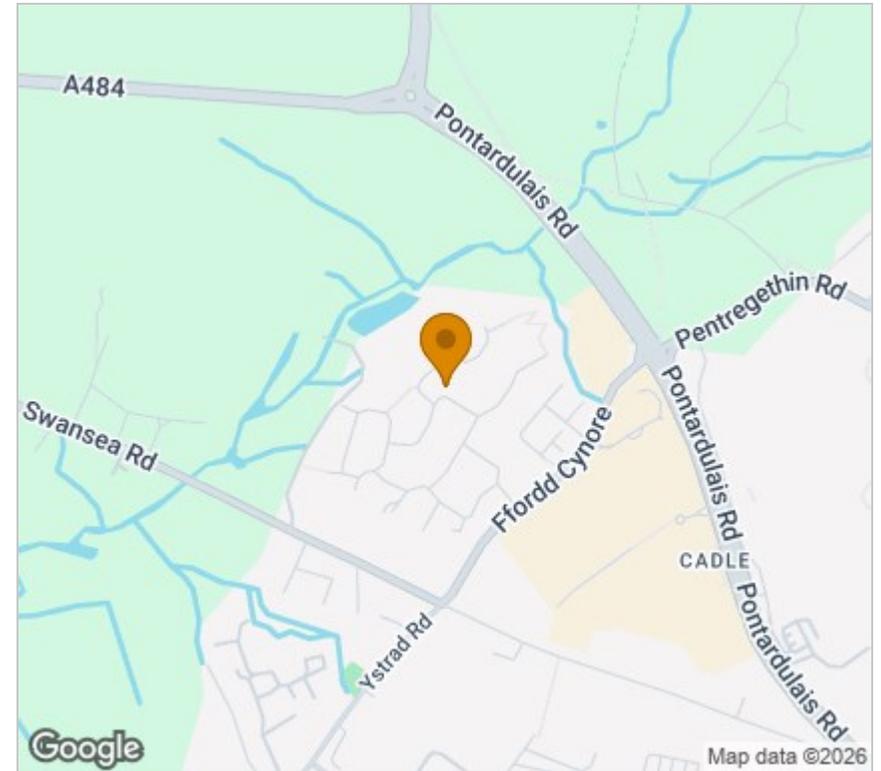
Bedroom 2
10'10" x 9'0" (3.315 x 2.755)

Bedroom 3
7'4" x 7'7" (2.259 x 2.321)

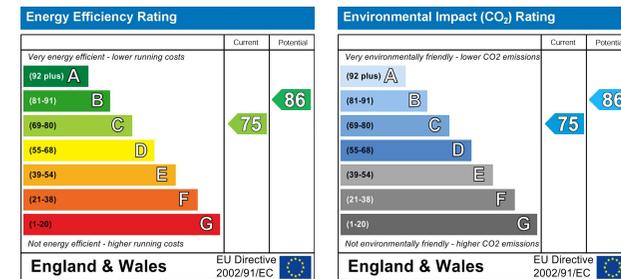


Floor Plan

Area Map



Energy Efficiency Graph



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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