



## 8 The Causeway, Swansea, SA2 0SX Offers Over £425,000

Set across a fantastic split-level layout, this IMPRESSIVE FOUR BEDROOM DETACHED HOME offers a superb blend of character, space and practicality. A stunning 1970s teak staircase cascades through the property, creating a striking focal point. The ground floors feature a cosy LIVING ROOM with log burner, a SECOND RECEPTION ROOM offering flexibility and a CONTEMPORARY KITCHEN/DINER, including a range of integral appliances and with space for a family-sized table. Pvcu bi-fold doors open onto the garden, creating a seamless connection between indoor and outdoor living. Across the upper floors are four bedrooms, two enjoying sea views, along with a sit-out BALCONY, a modern SHOWER ROOM and a separate BATHROOM, making it ideal for family life.

Occupying a generous corner plot, the property benefits from a driveway with parking for two vehicles and an INTEGRATED GARAGE. The garden provides a patio seating area and lawn, offering plenty of space for relaxing, entertaining and family use. Situated in the ever-popular Sketty area, the property enjoys excellent access to local amenities, schools and medical facilities and is well placed for Swansea University, Singleton Hospital and the wide open parklands of Singleton Park. Whilst the seafront promenade and Swansea city centre are both within easy reach, offering the perfect balance of convenience and lifestyle. Call to view now!

**Entrance**

6'0" x 2'11" (1.84 x 0.90)

Comprising laminate flooring, pvcu windows and composite front door.

**Cloakroom**

4'3" x 3'10" (1.31 x 1.18)

Ground floor cloakroom, with pvcu windows, radiator, sink & wc.

**Living Room**

22'3" x 11'2" (6.80 x 3.41)

A warm and inviting space, finished with laminate flooring and enhanced by dual pvcu windows that flood the room with natural light. A cosy log burner set within a characterful sleeper surround creates a comforting focal point and the entrance area offers a great first impression - With garage access and a striking open teak staircase that adds a touch of retro charm while drawing the eye upwards through the home.

**Kitchen Diner**

24'1" x 12'10" (7.36 x 3.93)

Fitted with a contemporary range of matt white units complemented by contrasting worktops, alongside integrated appliances including a dishwasher, washing machine and a Stoves cooker. A breakfast bar provides a relaxed dining option, while there is still ample space for a full-size family table. Also with recessed spotlights, a radiator and pvcu windows overlooking the garden. Bifold doors open out to create a seamless connection with the outdoor space - ideal for modern living and entertaining.

**Reception Room Two**

11'11" x 9'9" (3.64 x 2.99)

Second versatile reception room featuring laminate flooring, radiator and pvcu windows to the rear garden aspect.

**Landing**

Split level landing space with pvcu sliding doors to the sit-out balcony.

**Bedroom One**

15'9" x 11'3" (4.82 x 3.43)

Double bedroom featuring built-in wardrobes, fitted carpet, radiator and pvcu windows to the front aspect with partial sea views.

**Bedroom Two**

14'4" x 11'7" (4.37 x 3.54)

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

**Bedroom Three**

12'10" x 9'8" (3.93 x 2.95)

Third double bedroom comprising fitted carpet, radiator and pvcu windows to the rear aspect.

**Bedroom Four**

9'3" x 8'10" (2.84 x 2.70)

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

**Bathroom**

7'4" x 6'5" (2.25 x 1.97)

Fully tiled contemporary bathroom with pvcu windows, heated towel rail, shower over bath, sink and wc.

**Shower Room**

6'4" x 2'11" (1.95 x 0.89)

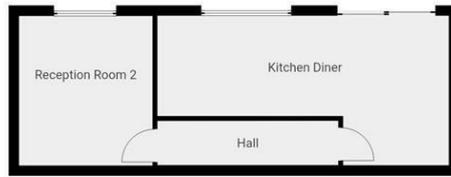
Second modern bathroom featuring fully tiled walls, pvcu window, heated towel rail and shower enclosure.

**External & Location**

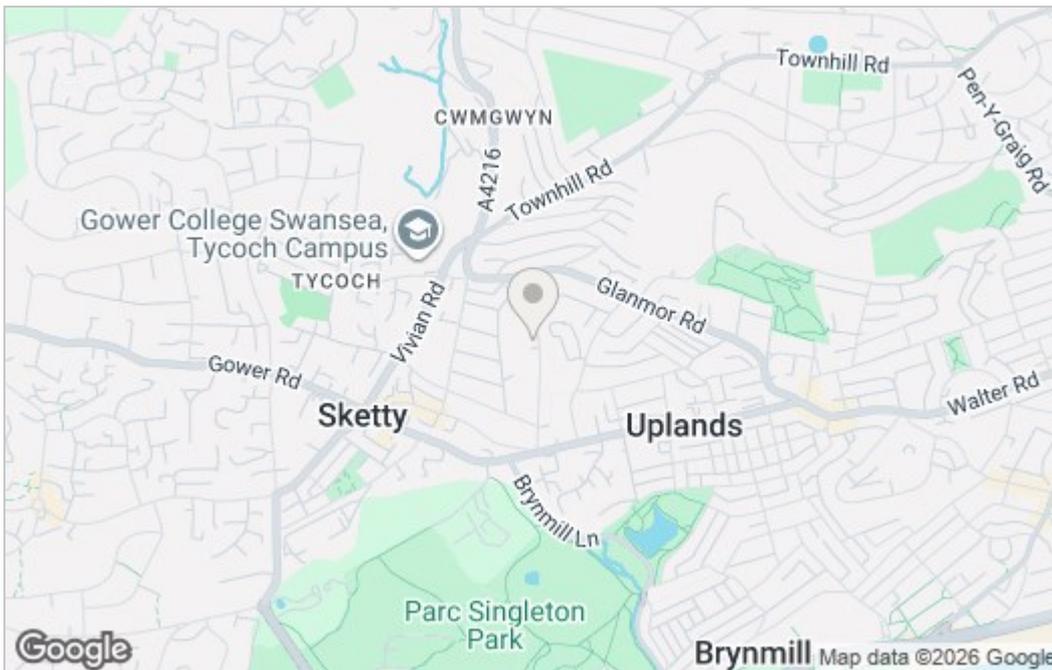
Occupying a spacious corner plot, the property enjoys a sense of space and privacy, with a driveway providing off-road parking for two vehicles alongside an integrated garage. The garden has been arranged with a patio seating area and lawn, offering a versatile outdoor space ideal for relaxing, entertaining, or family living.

Situated in the highly sought-after Sketty area, the property benefits from excellent access to a wide range of local amenities, well-regarded schools, and medical facilities. Swansea University, Singleton Hospital and the beautiful parklands of Singleton Park are all close by, while the seafront promenade and Swansea city centre are within easy reach - delivering an enviable blend of convenience, suburban and coastal lifestyle.

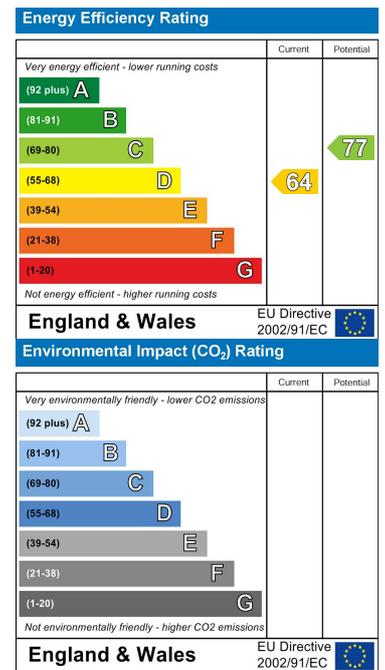
# Floor Plan



# 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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