



The Orient Llwynmawr Road, Swansea, SA2 9HB

Offers Over £350,000

Sketty property alert! A traditional THREE BEDROOM HOME with TWO RECEPTION ROOMS, MODERN KITCHEN & BATHROOM, STUNNING LANDSCAPED GARDEN, BALCONY & SEA VIEWS. This lovely home exudes a classic elegance and a comfortable warm ambience. With a practical, family friendly layout, the home offers spacious living areas, including a cozy living room with dual fuel burner and a larger dining room with patio doors to the courtyard area. The modern kitchen is fitted with a range of integral appliances and has garden access. The main bedroom features PVCu patio doors to a large balcony with incredible sea views. *Planning permission is in place for conversion of the existing garage into extra living space.

The property is set in an elevated position with sea views, with a large driveway, complete with EV charger and garage. Contemporary fencing encloses the most beautiful garden fitted with a timber summerhouse. The garden has been meticulously landscaped with artificial turf, composite decking, contemporary sleeper borders and a luscious array of greenery & vibrant flowers. A stunning space, ideal for outdoor dining, relaxing or entertaining all year round. Located in Sketty, a prime location known for its sense of community & excellent amenities and set in close proximity to Sketty Primary School and the local shops on Carnglas Road. A family friendly area that will suit a wide range of buyers. Call to view now!

www.smithshomes.com

Hallway

15'5" x 5'5" (4.71 x 1.67)

Entrance hallway comprising composite stable door, laminate flooring and radiator.

Living Room

15'0" x 10'6" (4.58 x 3.21)

Front aspect living room, featuring laminate flooring, PVCu bay windows, radiator and dual fuel burner with wood surround.

Dining Room

22'1" x 11'8" (6.74 x 3.58)

Second spacious reception room featuring laminate flooring, radiator, wall lights and PVCu patio doors to the rear courtyard.

WC

6'4" x 2'3" (1.95 x 0.71)

Ground floor cloakroom comprising PVCu window, generous storage space with boiler/utility meters, sink & WC.

Kitchen

16'6" x 13'4" widest (5.03 x 4.07 widest)

L-shaped kitchen comprising a range of wall & base units in a soft cream finish, solid oak worktop & breakfast bar. With PVCu windows, radiator, recessed spotlights overhead, ceramic sink, integral dishwasher, oven, gas hob & extractor. Doors to both the side courtyard and the main garden.

Landing

9'1" x 5'4" (2.77 x 1.65)

Landing space with natural wood flooring, original stained glass window and loft hatch.

Bathroom

8'2" x 5'4" (2.51 x 1.63)

Part tiled bathroom, with laminate flooring, PVCu window, recessed spotlights overhead, heated towel rail, shower over bath, sink & WC.

Bedroom One

11'9" x 10'11" (3.59 x 3.34)

Main bedroom featuring carpet, radiator and PVCu patio doors to a large sit-out balcony with panoramic views of Mumbles Head.

Bedroom Two

15'1" x 10'6" (4.61 x 3.21)

Second double bedroom comprising wood flooring, radiator and PVCu bay windows with sea views.

Bedroom Three

6'3" x 5'5" (1.91 x 1.67)

Suitable as a nursery, dressing room or office, with carpet, radiator and PVCu windows.

External & Location

The property is set in an elevated position with sea views and a large sweeping driveway, complete with EV charger which leads to the garage. With steps up to the main entrance and contemporary fencing which encloses the most beautiful garden, complete with a timber summerhouse. The garden has been meticulously landscaped with artificial turf, composite decking, contemporary sleeper borders and a colourful array of plants & flowering shrubs. A stunning space, ideal for outdoor dining, relaxing or entertaining, which is equally practical, allowing for year round use and minimal upkeep. There is also a secondary courtyard area off the dining room and a large 1st floor balcony off bedroom one. Located in Sketty, in close proximity to Sketty Primary School and the local shops & amenities on Carnglas Road. A family friendly area that will suit a wide range of buyers.

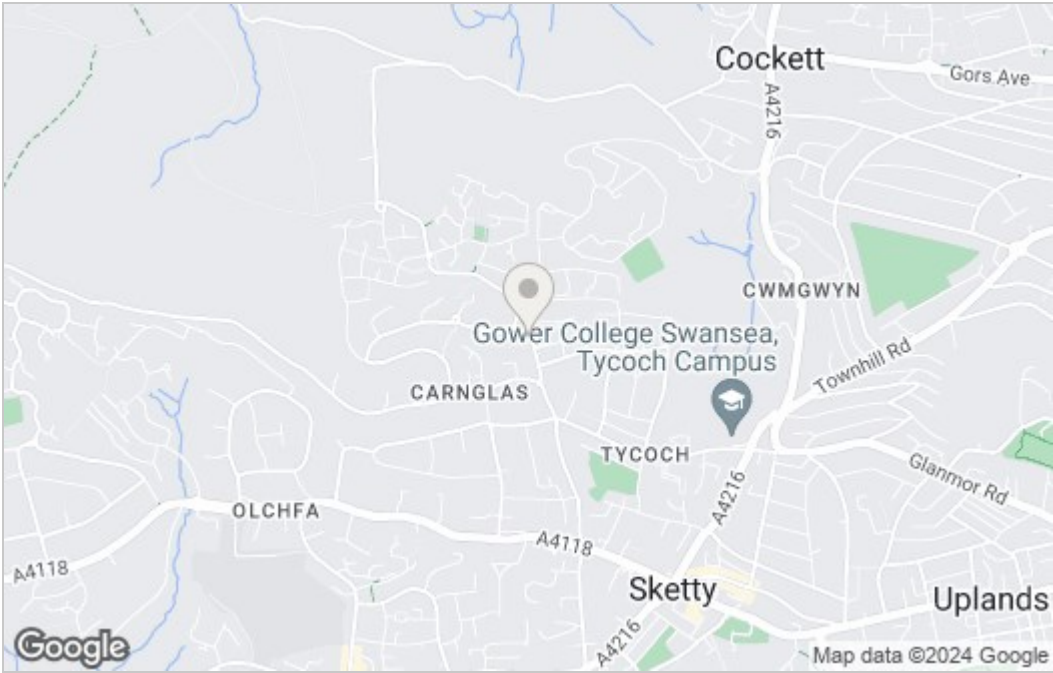
Planning Permission

There is currently planning permission in place for conversion of the existing garage into extra living accommodation, ie. another reception room or home office.

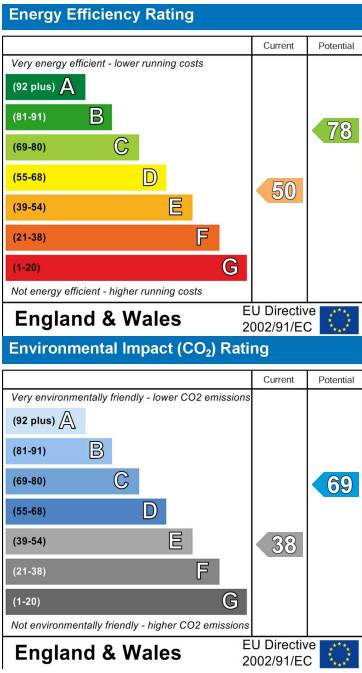
Floor Plan



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.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN
T: 01792 465822 E: info@smithslettings.com

