



41 Llythrid Avenue, Uplands, Swansea, SA2 0JJ

Offers Over £600,000

In the desirable Uplands area of Swansea, this impressive four bedroom detached house on Llythrid Avenue offers a perfect blend of space, comfort and convenience. Spanning an expansive 2,045 square feet, this family home is available with no onward chain, making it an ideal opportunity for those looking to settle in a vibrant community. The property is just a stone's throw away from the lively amenities of Uplands, where you will find a delightful selection of shops, bars, and restaurants. Its prime location also places you in close proximity to Singleton Hospital, the university campus, and beautiful local parks and beaches, catering to both families and professionals. As you step inside, you are welcomed by an entrance hall that leads to a convenient WC and a study, perfect for those who work from home. The expansive living room flows seamlessly into the dining area and conservatory, where you can enjoy delightful views of the garden. The well-appointed kitchen and breakfast room, accompanied by a utility room. Upstairs, the property features four bedrooms, including a master suite complete with an en-suite bathroom. A family bathroom serves the remaining bedrooms, ensuring comfort and convenience for all. Externally, the property boasts a beautiful front garden with mature planting and a driveway that offers ample parking and a double garage for additional storage needs. The enclosed rear garden is a true highlight, featuring a well-maintained lawn, a patio area ideal for outdoor entertaining, and planted borders that create a serene retreat. Located just a short stroll from Brynmill Park.

The Accommodation Comprises

Ground Floor

Entrance Hall



Entered via a newly fitted double glazed front door, hardwood flooring, leaded double glazed window to front, staircase leading to the first floor with built in under stairs storage cupboard, radiator.

Living Room 24'4" x 11'7" (7.42m x 3.52m)



The room features a coal effect gas fire with an elegant marble surround and backdrop, creating a welcoming focal point. Newly fitted uPVC French doors open directly onto the garden, allowing plenty of natural light. Additional features include a textured and coved ceiling, fitted carpet and two double radiators.



Dining Room 9'8" x 12'6" (2.95m x 3.81m)



Hardwood parquet flooring, hardwood double glazed door to the conservatory, radiator.

Conservatory

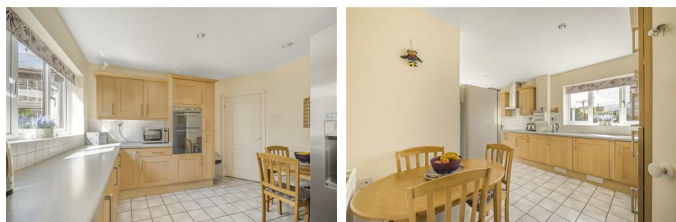


Hardwood double glazed windows to side and rear, overhead fan, ceramic tiled flooring, double radiator.

Kitchen/Breakfast Room 12'4" x 16'1" (3.76m x 4.90m)



The kitchen is well appointed with a matching range of wall and base units, incorporating a set in sink with mixer tap and an integrated dishwasher. There is space for a fridge/freezer and high quality appliances including a Smeg electric double oven with a five-ring ceramic hob and extractor hood above. Natural light flows through double glazed windows to the side and rear, complemented by ceramic tiled flooring, inset ceiling spotlights, a USB wall socket, and a radiator.



Utility Room 8'4" x 8'0" (2.54m x 2.44m)



Fitted with a matching range of base and eye level units, set in stainless steel sink with mixed taps, plumbing for a washing machine and dryer, wall mounted boiler and loft access.

Study 8'2" x 7'9" (2.48m x 2.37m)



Double glazed box window to front, coved ceiling, wooden flooring, radiator.

WC



Fitted two piece suite comprising, wash hand basin and low level WC, ceramic tiled flooring, extractor fan, radiator.

First Floor

Landing

Fitted carpet.

Master Bedroom 14'5" x 11'7" (4.40m x 3.52m)



A welcoming bedroom with a double glazed front facing window, fitted with a range of bedroom furniture. Finished with a textured and coved ceiling, fitted carpet and a radiator.



En-suite Bathroom



Fitted with a three-piece suite comprising a panelled bath with electric shower over, wash hand basin and low-level WC. A frosted double glazed front window, complemented by tiled flooring and a wall mounted heated towel rail.

Bedroom 2 15'7" x 8'8" (4.76m x 2.63m)



Double glazed window to rear, fitted wardrobes with laundry hatch, fitted carpet, radiator.

Bedroom 3 9'9" x 11'7" (2.96m x 3.52m)



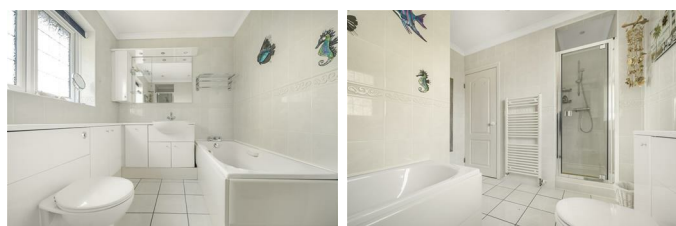
Double glazed window to rear, fitted carpet, radiator.

Bedroom 4 6'6" x 9'3" (1.99m x 2.83m)



Double glazed window to rear, fitted wardrobes, fitted carpet, radiator.

Bathroom



A bathroom fitted with a four piece suite, including a panelled bath, step in shower cubicle, wash hand basin with vanity unit and low-level WC. A frosted double glazed front window,, while inset ceiling spotlights, tiled walls and ceramic tiled flooring with underfloor heating, completing the room is a heated towel rail.

External

Set on a generous plot, the property enjoys a well maintained lawned garden with mature shrubs and trees, creating an attractive frontage. A driveway provides ample parking for several vehicles and leads to a double garage, offering both convenience and additional storage.

Garage



Double electric up and over door.

Front Garden



Rear Garden



The property boasts an enclosed rear garden featuring a paved patio area ideal for outdoor dining and entertaining. This leads onto a lawned section complemented by a stone chipping area with well-stocked planted borders, creating a private and versatile outdoor space.



Ariel Views



Agent Notes

Tenure - Freehold

Council Tax Band - H

Services - Mains electric. Mains sewerage. Mains Gas. Main Water.

Mobile coverage -EE Vodafone Three O2

Broadband - Basic 14 Mbps Superfast 181 Mbps

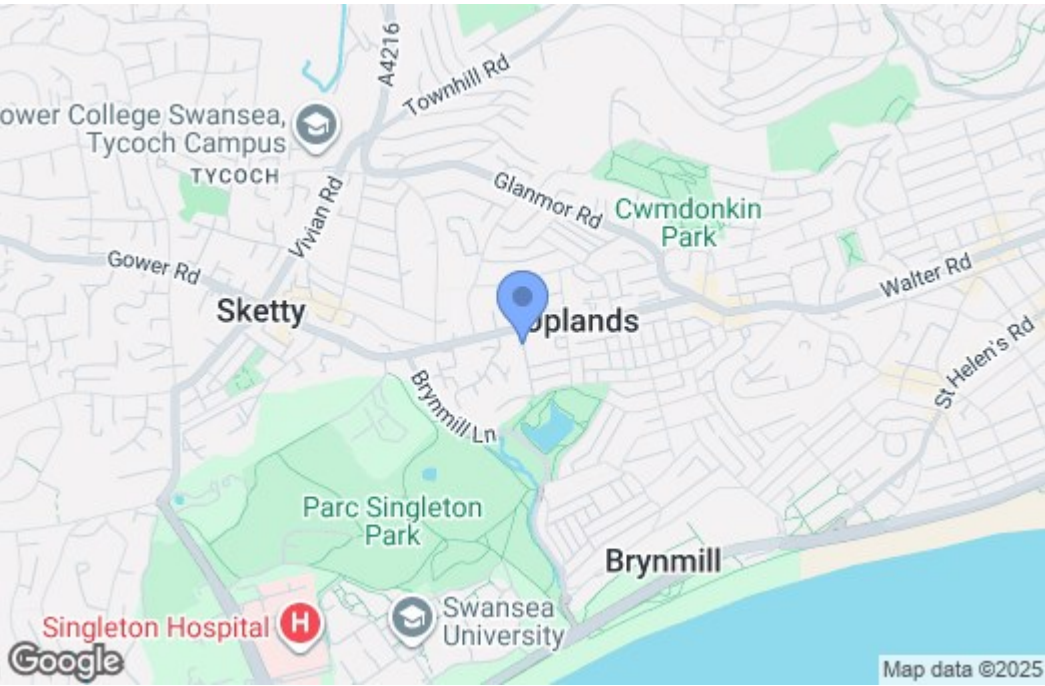
Ultrafast 10000 Mbps

Satellite / Fibre TV Availability -BT Sky Virgin

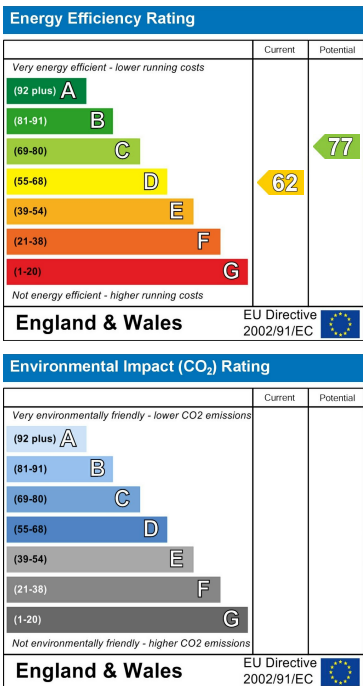
Floor Plan



Area Map



Energy Efficiency Graph



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