



## 14 Llewelyn Street, Swansea, SA2 9AL

**£240,000**

Situated in the heart of Sketty on Llewelyn Street, this spacious end-terrace home offers a fantastic opportunity for first-time buyers, downsizers, or investors alike, with a wealth of amenities right on your doorstep. Upon entering, you are welcomed by a hallway leading to a bright front-facing lounge. To the rear, the modern kitchen/diner is the standout feature of the ground floor, providing a stylish and practical space for cooking, dining and entertaining, with direct access to the enclosed rear garden. Upstairs, the first floor comprises two well-proportioned bedrooms and a contemporary family bathroom, offering comfortable and well-maintained accommodation throughout. Externally, the property benefits from an enclosed rear garden, along with the added advantage of a side driveway providing convenient off-road parking. Positioned on the flat, the property is within easy walking distance of Sketty Cross, offering a selection of local shops, cafes, supermarkets, and everyday conveniences. Nearby amenities include Singleton Hospital, Swansea University (Singleton Campus), and the beautiful green spaces of Singleton Park. Excellent public transport links provide easy access to Swansea city centre, the seafront, and the stunning Gower coastline. Viewing is highly recommended to fully appreciate the location and accommodation on offer.

## The Accommodation Comprises

### Ground Floor

#### Hall



Entered via door to front, staircase to first floor, radiator.

#### Lounge 11'0" x 13'7" (3.35m x 4.15m)



Double glazed window to front, radiator.

#### Kitchen/Dining Room 18'8" x 17'4" (5.70m x 5.28m)



The spacious kitchen/dining room is fitted with a range of wall and base units with worktop space over, incorporating a stainless steel sink unit. There is plumbing for a washing machine, space for a fridge/freezer, built-in electric oven with a four-ring electric hob and extractor hood above. The room also benefits from a radiator, laminate flooring, and a useful storage cupboard. A double-glazed window to the side and a double-glazed door leading to the rear provide natural light and convenient access to the garden, while offering plenty of space for family dining and entertaining.



#### First Floor

#### Landing

### Bedroom 1 11'3" x 17'4" (3.42m x 5.28m)



Double glazed window to front, radiator.

### Bedroom 2 11'3" x 10'2" (3.43m x 3.11m)



Double glazed window to rear, storage cupboard, radiator.

### Bathroom



Four piece suite with comprising, bath, wash hand basin, tiled shower cubicle and WC. Part tiled walls, heated towel rail, frosted double glazed window to side.

### External

Externally, the property benefits from a front forecourt with a side driveway providing off-road parking and gated access leading to the rear garden. The rear garden is fully enclosed, offering a private and secure outdoor space.

### Rear Garden



### Aerial Images



### Agents Note

Tenure - Freehold

Council Tax Band - D

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

Parking - Driveway

Mobile coverage - EE Vodafone Three O2

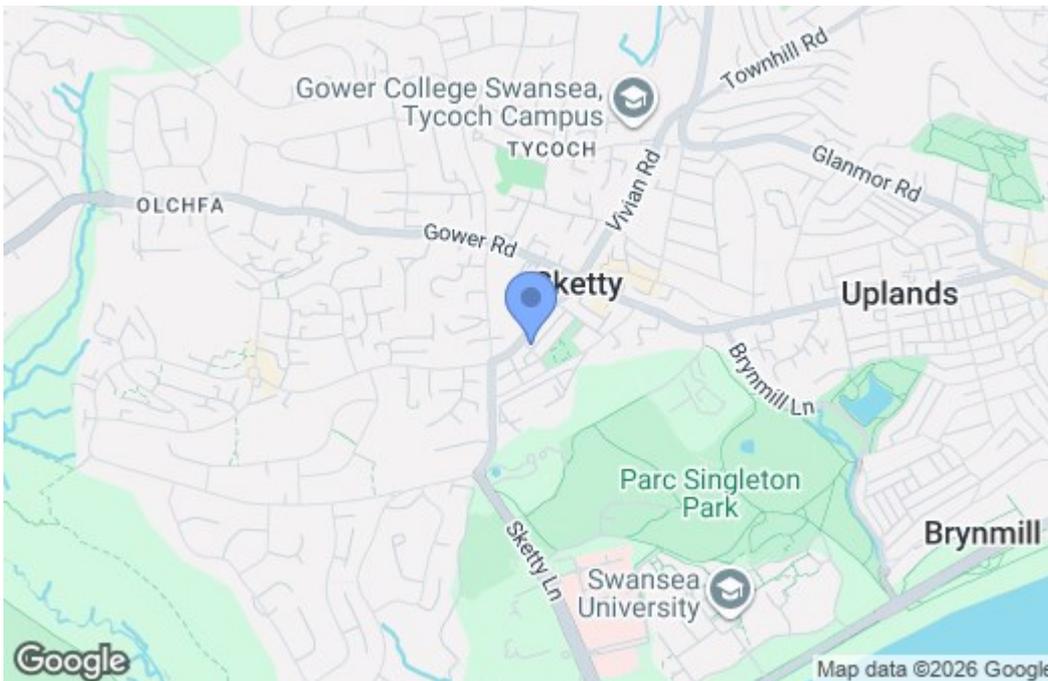
Broadband - Basic 21 Mbps Superfast 80 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

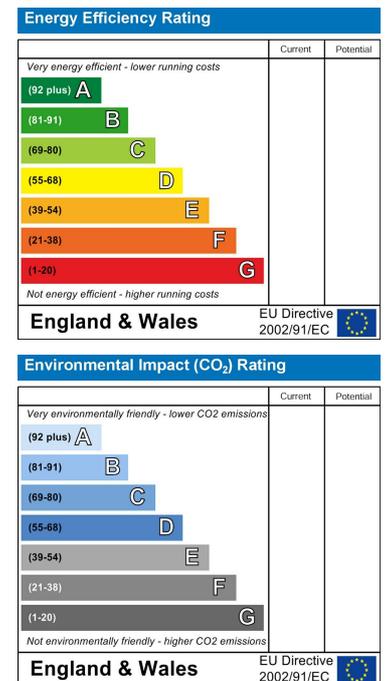
## Floor Plan



## Area Map



## Energy Efficiency Graph



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