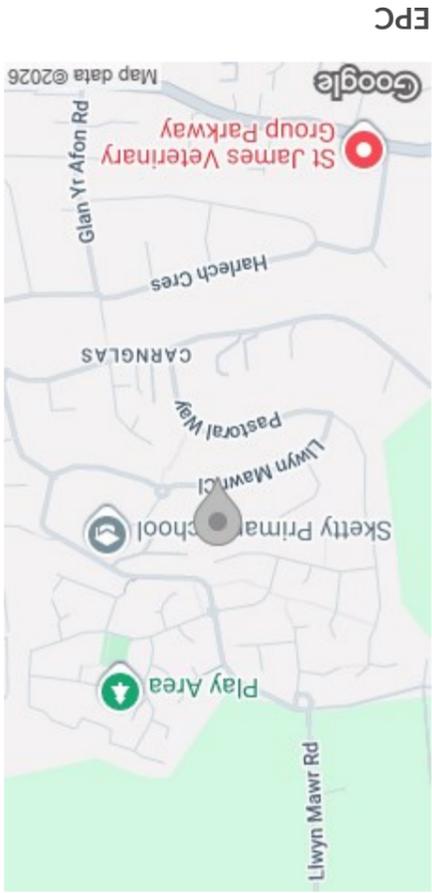


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the English contained herein, measurements of doors, windows, rooms and any other are approximate and no responsibility is taken for any errors or omissions. This plan is a preliminary plan only and should be used as a guide only. It is the responsibility of the purchaser to verify the accuracy of the English contained herein. Measurements are made with a laser measure.



AREA MAP



FLOOR PLAN



57 Llwynmawr Close  
 Sketty, Swansea, SA2 9HD  
 Asking Price £235,000

2 Bedrooms, 1 Bathroom, 1 Living Room, D (Dishwasher)

## GENERAL INFORMATION

Situated on the desirable Llwynmawr Close in the ever-popular area of Sketty, Swansea, this charming two-bedroom end-terrace home offers comfort, convenience, and truly exceptional views.

The property welcomes you via a porch entrance into a bright and inviting lounge, creating a warm and homely first impression. To the rear, the kitchen flows seamlessly into a light-filled conservatory, providing an ideal space for dining or relaxing while enjoying views over the enclosed rear garden.

Upstairs, the first floor features two well-appointed bedrooms, offering comfortable and versatile accommodation ideal for a main bedroom and guest room, nursery, or home office. A contemporary shower room completes the first-floor layout.

Externally, the rear garden provides a pleasant outdoor setting with space for seating and seasonal planting, making it perfect for enjoying warmer days or hosting family and friends. Driveway parking to the front adds further practicality and convenience.

A true highlight of this home is the breath taking outlook, with stunning views stretching across Swansea Bay towards Mumbles Head. The coastal scenery provides a spectacular backdrop to everyday living.

Combining a sought-after location, comfortable accommodation, and panoramic coastal views, this delightful home presents a wonderful opportunity not to be missed.

## FULL DESCRIPTION

### GROUND FLOOR

#### LOUNGE

12'10" x 10'7" (3.92m x 3.23m)

#### KITCHEN

13'11" x 7'5" (4.25m x 2.27m)

#### CONSERVATORY

11'1" x 10'2" (3.38m x 3.11m)

### FIRST FLOOR

#### BEDROOM ONE

11'8" x 10'9" (3.57m x 3.29m)

#### BEDROOM TWO

8'10" x 7'8" (2.71m x 2.36m)

#### SHOWER ROOM

5'10" x 5'8" (1.78m x 1.74m)



#### FRONT GARDEN

Laid to lawn with mature shrub border.

#### REAR GARDEN

Garden laid to lawn.

#### PARKING

Drive way parking for two vehicles.

#### TENURE

Freehold

#### EPC

D

#### COUNCIL TAX

D

#### SERVICES

Mains gas, electric, water ( Billed ) & drainage.

There is currently broadband available at the property, Please refer to the Ofcom checker for further coverage information.

There are no known issues with mobile coverage, please refer to Ofcom checker for further information.

