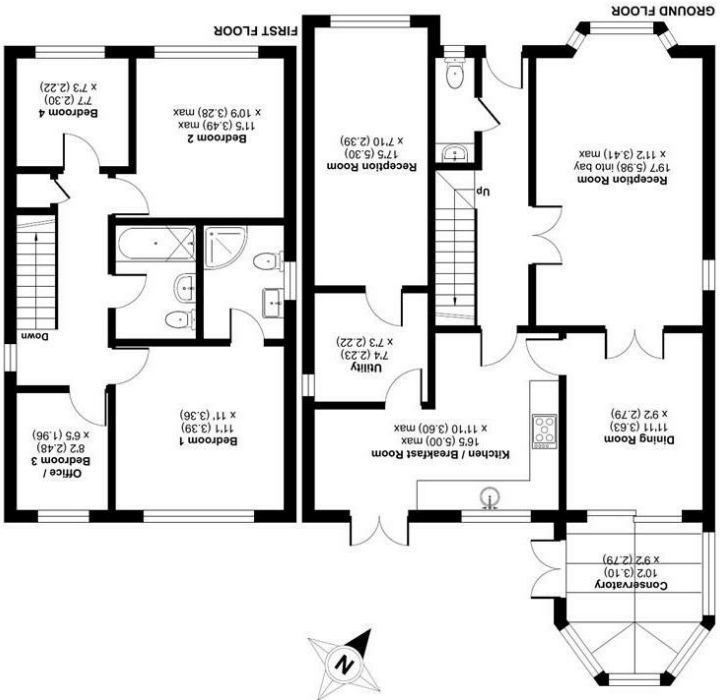
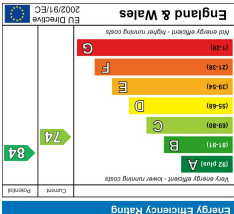
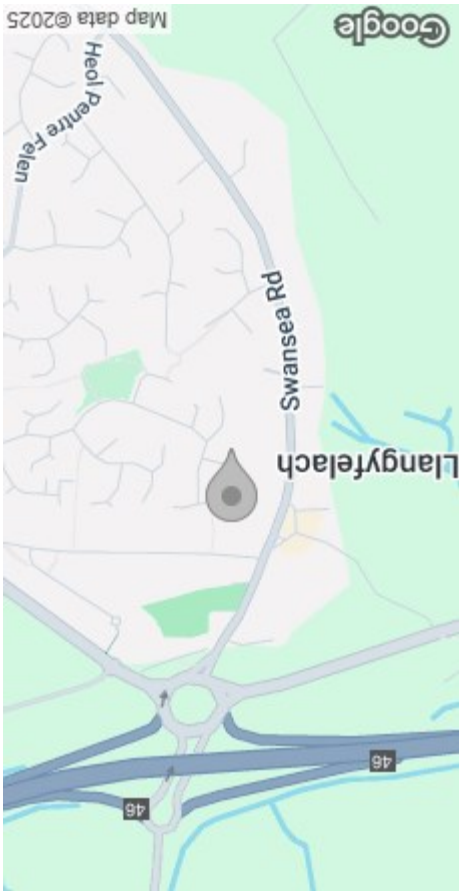


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS) (Revised). © dawson 2025.  
Produced for Dawson's Property, REF: 1360749



Cae Eithin, Llangyfelach, Swansea, SA6  
Approximate Area = 1454 sq ft / 135 sq m  
For identification only - Not to scale



EPC

AREA MAP

FLOOR PLAN



GENERAL INFORMATION

**\*\* OFFERS OVER £400,000 \*\***  
Situating in the charming area of Cae Eithin, Llangyfelach, Swansea, this beautifully presented detached house offers a perfect blend of comfort and convenience. With four spacious reception rooms, this property provides ample space for both relaxation and entertaining. The heart of the home is undoubtedly the well-appointed kitchen, which opens to a delightful breakfast room, creating a warm and inviting atmosphere that flows effortlessly into the garden.

A delightful conservatory extends from the dining room, seamlessly connecting the indoors with the beautifully maintained enclosed rear garden. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

The property boasts four bedrooms, ensuring that there is plenty of room for family and guests alike. With two bathrooms as well as a cloakroom, morning routines will be a breeze, catering to the needs of a busy household.

A convenient driveway, provides off-road parking for your vehicles. Situated close to local amenities, this home is ideally located for those who appreciate easy access to everyday conveniences. The proximity to the DVLA and Morriston Hospital makes it particularly appealing for professionals working in these sectors. Furthermore, excellent transport links to the M4 ensure that commuting to nearby cities is both straightforward and efficient.

FULL DESCRIPTION

Entrance

Hallway

Cloakroom

**Kitchen/Breakfast Room**  
16'5 max x 11'10 max (5.00m max x 3.61m max)

**Utility**  
7'4 x 7'3 (2.24m x 2.21m)

**Reception Room**  
17'5 x 7'10 (5.31m x 2.39m)

**Dining Room**  
11'11 x 9'2 (3.63m x 2.79m)



**Reception Room**  
19'7 into bay x 11'2 max (5.97m into bay x 3.40m max)

**Conservatory**  
10'2 x 9'2 (3.10m x 2.79m)

**First Floor**

**Landing**

**Bedroom Four**  
7'7 x 7'3 (2.31m x 2.21m)

**Bedroom Two**  
11'5 max x 10'9 (3.48m max x 3.28m)

**Bathroom**

**Bedroom One**  
11'1 x 11'0 (3.38m x 3.35m)

**Ensuite**

**Office/Bedroom Three**  
8'2 x 6'5 (2.49m x 1.96m)

**External**

**Parking**  
Driveway.

**Council Tax Band**  
E

**EPC**  
C

**Tenure**  
Freehold

**Services**  
TBC

