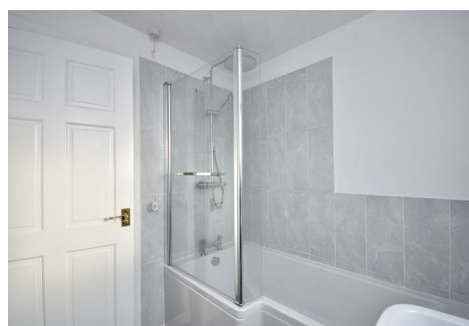




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**6 Danygraig Road, Swansea, SA1 8LY**  
**Offers Over £125,000**

3 BEDROOM FAMILY HOME in Port Tennant in EXCELLENT CONDITION with NO CHAIN! The property comprises GAS CENTRAL HEATING & WOOD EFFECT PVCu DOUBLE GLAZING THROUGHOUT. Featuring both a MODERN KITCHEN DINER with space for a dining table and a CONTEMPORARY BATHROOM.

PATIO DOORS open out into the GARDEN from the KITCHEN DINER and PARTIAL SEA VIEWS are present from the MAIN BEDROOM. Externally, the property features a neat front yard and rear garden with PATIO AREA & LAWN.

This home is move-in ready with NO CHAIN.

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### Entrance Hallway

5'4" x 4'9" (1.63 x 1.45)



Comprising PVCu wood effect external door, laminate flooring, radiator and internal part glazed door to the living room.

### Living Room

16'2" x 15'2" widest (4.95 x 4.64 widest)



Featuring laminate flooring, PVCu windows to the front aspect, radiator and door through to the kitchen diner.

### Kitchen Diner

16'3" x 9'3" (4.96 x 2.82)



Contemporary kitchen with new flooring, feature tall radiator, PVCu windows, patio doors to the garden and with space for a dining table. Also comprising a range of wall & base units in gloss white, with laminate worktop and stainless steel sink.

### Landing

10'8" x 3'2" (3.26 x 0.98)



With fitted carpet, loft hatch and built in storage cupboard.

### Bathroom

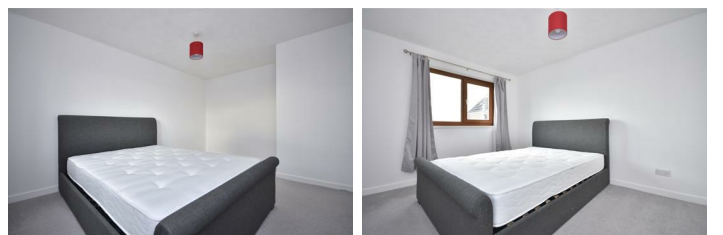
6'2" x 6'1" (1.88 x 1.87)



Modern bathroom with new vinyl flooring, heated towel rail, PVCu windows, shower over bath, sink & WC.

### Bedroom One

14'1" x 9'9" (4.31 x 2.98)



Main bedroom featuring fitted carpet, radiator and PVCu windows to the rear aspect & views towards the sea.

## Bedroom Two

10'6" x 7'9" (3.22 x 2.38)



Second double bedroom comprising fitted carpet, radiator and PVCu windows to the front aspect.

## Bedroom Three

8'2" x 7'8" (2.50 x 2.34)



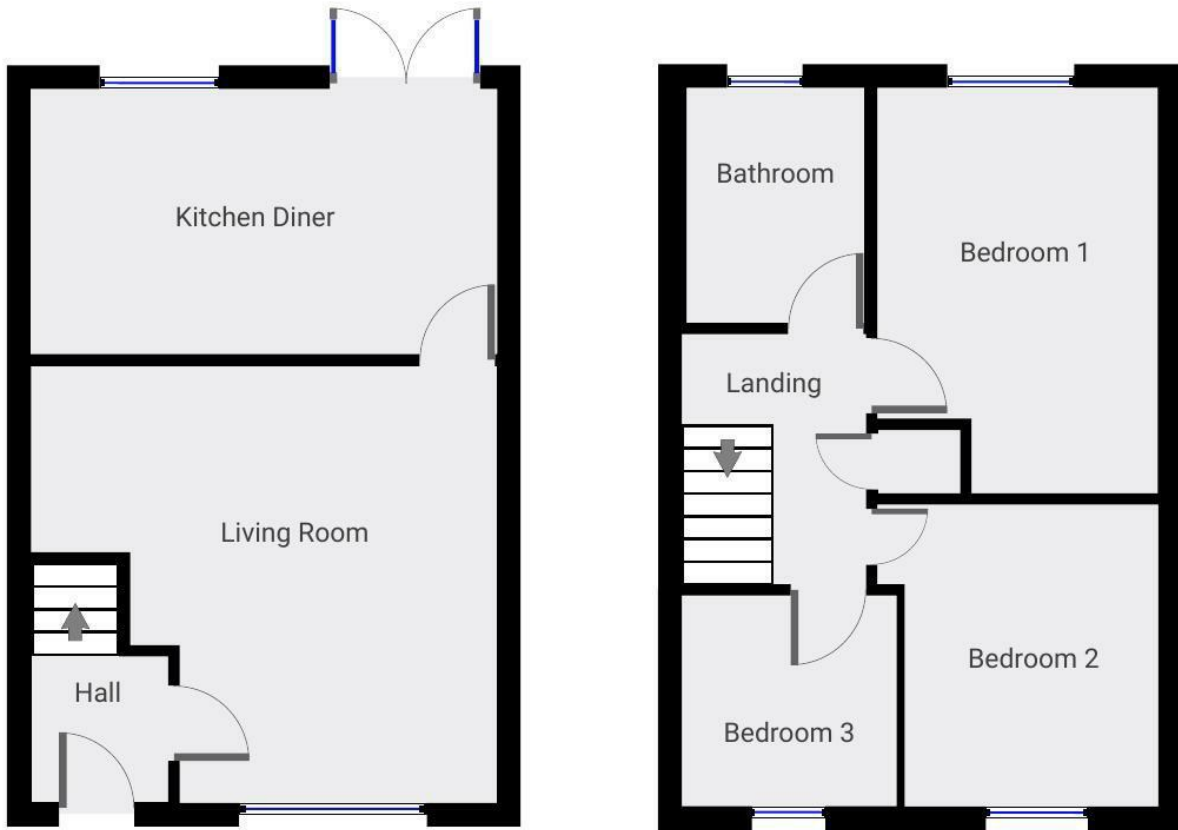
Third bedroom with fitted carpet, radiator and PVCu windows to the front aspect.

## External

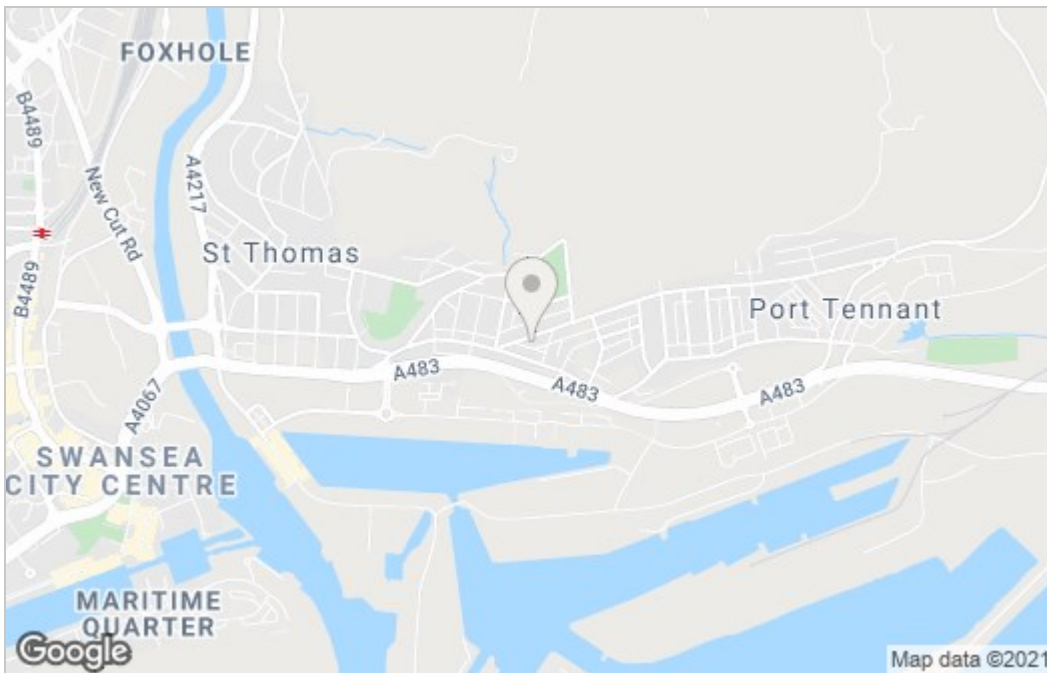


The property features a rear garden with patio area & lawn and neat front terrace. Sea views are present from the main bedroom window.

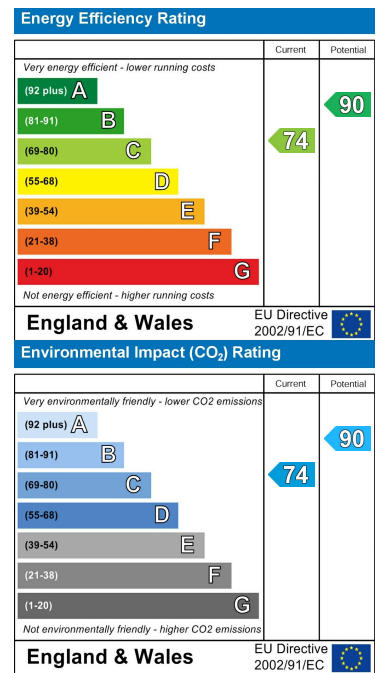
# Floor Plan



## 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.

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