



SMITHS
SALES & LETTINGS



35 Clos Helyg, Swansea, SA4 3GH
Offers Over £220,000

3 BEDROOM LINK DETACHED CONVERTED HOME in IMMACULATE ORDER. The property features TWO RECEPTION ROOMS, TWO BATHROOMS, KITCHEN DINER, UTILITY ROOM, SPACIOUS CONSERVATORY and WC.

The extended floorplan allows for the additional living space, utility room and also a SECOND BATHROOM on the GROUND FLOOR. Perfect for both a growing family or for downsizers. With full PVCu double glazing, gas central heating and in immaculate order throughout.

Externally, the property has a driveway with off road parking to the front and an enclosed rear garden, accessible from both the conservatory and utility room. NO CHAIN.

www.smithshomes.com

Hallway

13'1" x 3'2" (4.00 x 0.97)



Featuring PVCu part glazed external front door, vinyl flooring and radiator.

WC

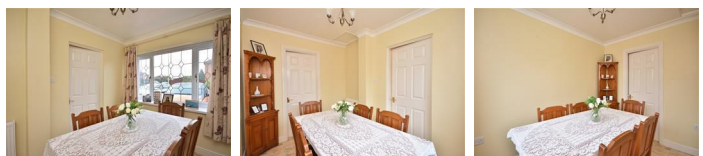
5'6" x 2'10" (1.68 x 0.87)



Downstairs cloakroom comprising PVCu window, radiator, sink & WC.

Dining Room

9'10" x 7'5" (3.01 x 2.27)



Formerly part of the garage, this conversion adds a second living space to the property with PVCu windows, radiator and vinyl flooring.

Utility Room

7'1" x 4'7" (2.17 x 1.41)



Useful laundry room with space for two appliances, wall mounted boiler and PVCu door to the rear garden & sliding door to the downstairs shower room.

Shower Room

7'0" x 2'6" (2.14 x 0.77)



One of two bathrooms in the house, this ground floor shower room comprises a tiled shower enclosure, sink & WC.

Living Room

15'4" x 11'2" (4.69 x 3.41)



Generous living room featuring PVCu windows, radiator, tv

point, gas fireplace & surround and door through to the kitchen.

Kitchen Diner

14'9" x 9'11" (4.52 x 3.04)



The kitchen diner features a range of wall & base units, worktop with stainless steel sink, breakfast bar, integral oven, ceramic hob, extractor and integral dishwasher. Also with generous storage cupboard, radiator, PVCu windows & double doors to the conservatory and space for a full size dining table.

Conservatory

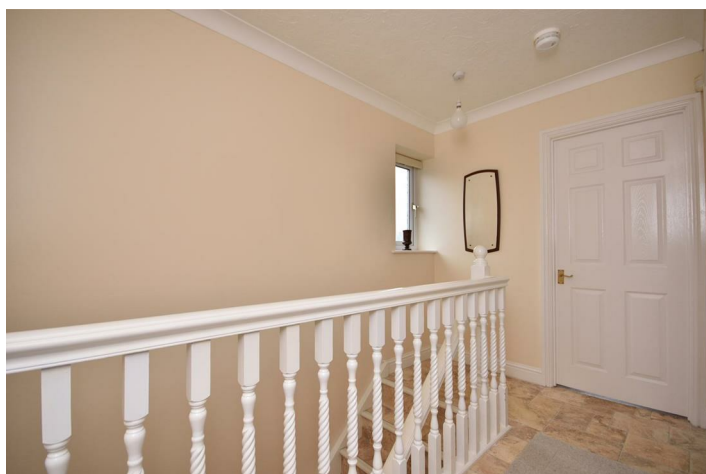
13'0" x 11'3" (3.97 x 3.45)



Well proportioned modern conservatory with tiled flooring, ceiling light/fan, fitted blinds to the windows and door opening into the garden.

Landing

11'4" x 6'5" (3.47 x 1.96)



Featuring PVCu window, vinyl floor and built in storage cupboard.

Bathroom

6'4" x 6'3" (1.95 x 1.93)



Family bathroom comprising PVCu windows, heated towel rail, shower over bath, sink & WC.

Bedroom One

7'5" x 6'4" (2.27 x 1.95)



Single bedroom with vinyl floor, radiator and PVCu windows.

Bedroom Two

12'0" x 8'1" (3.66 x 2.48)



Double bedroom featuring built in wardrobes, radiator, tv point and PVCu windows.

Bedroom Three

10'6" x 8'1" (3.22 x 2.47)



Second double bedroom with fitted carpet, radiator, tv point and PVCu windows to the front aspect.

External



The property is set in a quiet cul de sac location with driveway & off road parking to the front, side gated access and good size rear garden with enclosed lawn and composite outbuilding. There is also a courtyard area to the side suitable for storage.

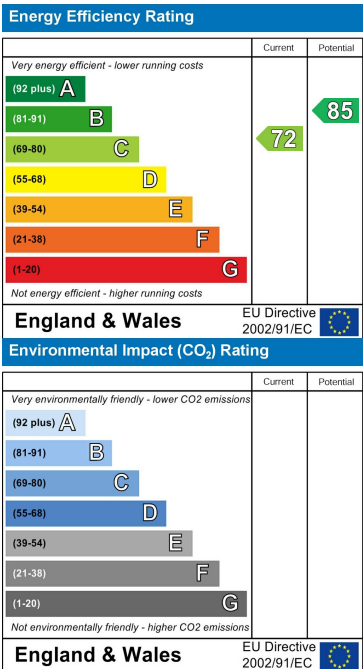
Floor Plan



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.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN
 T: 01792 465822 E: info@smithslettings.com

