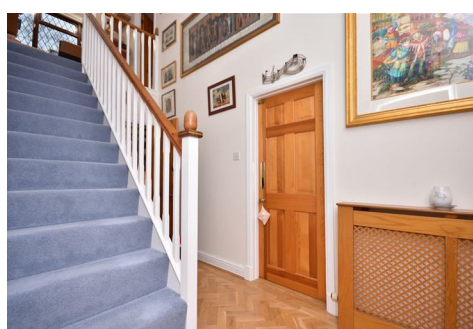




**SMITHS**  
SALES & LETTINGS



**104a Cecil Road, Swansea, SA4 3DW**  
**Offers Over £300,000**

3 BEDROOM DETACHED DORMER HOUSE with VERSATILE BESPOKE LAYOUT. The ground floor comprises a SPACIOUS HALLWAY, OPEN PLAN LOUNGE/DINING ROOM with bi-fold doors, KITCHEN & UTILITY ROOM, WC and BEDROOM THREE (or 2nd reception room).

Leading up from the ground floor staircase, the UNIQUE GALLEIED LANDING overlooks the hallway and features a study area & dual aspect windows which flood light into the home. Both BEDROOM ONE & TWO comprise EN-SUITE BATHROOMS, BUILT IN CUPBOARDS and fitted storage units. The home also features hardwood double glazed leaded windows, gas central heating, security alarm and a boarded loft.

Externally, the gated wrap-around GARDENS are IMMACULATE with both lawned & patio areas and a lovely summerhouse. Additionally, parking for approx. 5 vehicles is available to the front of the property.

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## Hallway

20'6" x 6'4" (6.26 x 1.95)



Beautifully styled entrance hallway featuring parquet flooring, radiator & cover, hardwood double glazed window and external door.

## WC

5'8" x 2'10" (1.74 x 0.87)



Comprising Amtico flooring, radiator, window, sink & WC.

## Open Plan Living/Dining Rooms

27'9" x 12'8" (8.47 x 3.87)



This expansive living space is cosy and welcoming, with a contemporary real flame fireplace, reclaimed oak flooring from the living area through to the dining area, beams overhead, dual radiators and hardwood windows & patio doors to the front garden. Furthermore the room has bi-fold doors to divide the space into separate dining and living rooms should the need arise.

## Reception Room Two/Bedroom Three

14'9" x 10'0" (4.52 x 3.07)

Featuring mahogany floor, radiator, beams to ceiling and windows to the front aspect.

## Kitchen

10'11" x 9'11" (3.35 x 3.04)



Comprising a generous range of wall & base units in medium oak finish, granite worktops, ceramic sink, Neff induction hob & extractor, cabinet mounted double Neff ovens with hide & slide doors.

## Utility Room

11'0" x 6'5" (3.37 x 1.96)



Spacious utility room with windows & external split barn door to the rear courtyard, tiled flooring, wall & base units, combi boiler, worktop and composite sink with space for several appliances.

## Gallery Landing/Office Area

8'7" x 6'5" (2.63 x 1.96)



With maple strip flooring, radiator, window & galleried landing over the hallway.

### Bedroom One

12'8" x 12'3" (3.87 x 3.75)



Double bedroom featuring a range of fitted storage units, built in cupboard, carpet, radiator and windows to the front aspect.

### Bedroom Two

13'6" x 10'1" (4.13 x 3.09)



Double bedroom with fitted units, built in storage cupboard, carpet, radiator and windows to the front aspect.

### En-Suite One

7'10" x 6'1" (2.40 x 1.86)



Comprising Amtico flooring, windows, radiator, wood panelling, shower over bath, sink & WC.

### En-Suite Two

6'9" x 6'3" (2.08 x 1.92)




Second en-suite bathroom with Amtico flooring with an enclosed shower, sink & WC.


### External



The property is set on a generous plot with gated front garden, perfect for entertaining & dining outside featuring a gorgeous wood panelled summerhouse, outdoor lighting & electric points, lawn & wrap around patio areas. Furthermore there are two sheds (one with electricity & light) and dual side access to the rear courtyard. Parking is

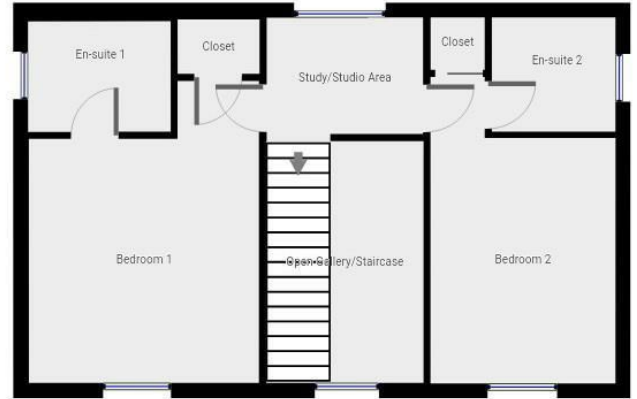


available on the front driveway for two vehicles and overflow for several more on the wedge of attached land (which is owned by the property).





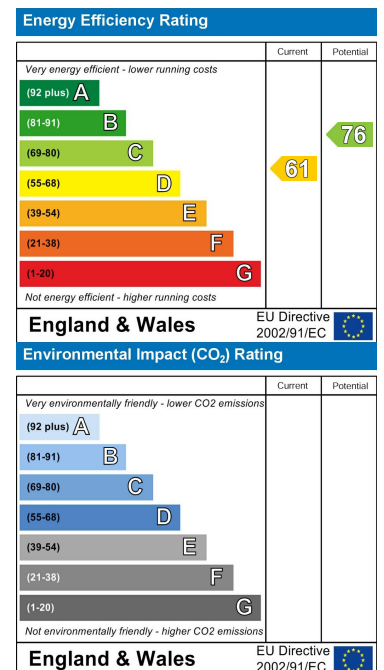
# Floor Plan



## 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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