



# Llwyn Arosfa, Sketty Swansea

**£350,000**

- Spacious Four Bedroom Semi- Detached Family Home
- Council Tax: E/ EPC: D
- Two Reception Rooms and Separate Dining Area
- Large Driveway for Multiple Cars and



 4  1  2



## About the property

Llwyn Arosfa is a modern and immaculately presented family home offering spacious accommodation arranged over three floors. Finished to a high standard throughout, the property provides the perfect blend of character, practicality and contemporary living.

The ground floor comprises a welcoming entrance hallway, two generous reception rooms, with the second reception room flowing seamlessly into the dining room, creating an excellent space for entertaining and family gatherings. The dining area benefits from a striking skylight, flooding the room with natural light, while the fitted kitchen and useful porch complete the ground floor accommodation.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

## Accommodation

### Reception Room 1

11' 6" x 11' 1" ( 3.51m x 3.38m )

### Reception Room 2

12' 2" x 11' 6" ( 3.71m x 3.51m )

### Dining Room

7' 10" x 6' 9" ( 2.39m x 2.06m )

### Kitchen

15' 11" x 5' 6" ( 4.85m x 1.68m )

### Bedroom 1

10' 11" x 10' 7" ( 3.33m x 3.23m )

### Bedroom 2

12' 2" x 10' 9" ( 3.71m x 3.28m )

### Bedroom 3

7' 5" x 7' 3" ( 2.26m x 2.21m )

### Bedroom 4

14' 11" x 11' 3" ( 4.55m x 3.43m )

### Garage