



7 Llwynmawr Close, Swansea, SA2 9HD

Offers Over £500,000

FOUR BEDROOM MULTI-GENERATIONAL HOME located in the sought-after & family-friendly area of SKETTY. This substantial detached residence offers exceptional SPACE, VERSATILITY & PRIVACY and is an ideal home for modern life, extended family living and would also be suitable for home workers. The accommodation is thoughtfully arranged across a generous footprint and includes two reception rooms, a well-appointed kitchen/dining room, conservatory, home office, two utility rooms and a practical storage room with direct access from the front of the property. Perfect for bikes, prams, or sports equipment. Additionally, the layout includes four double bedrooms and two bathrooms. Of particular note is the versatility of bedroom four, bathroom two and the home office, which all benefit from both internal & external access. This flexible arrangement offers the potential to create a self-contained annexe for extended family, guests or as a private work-from-home suite.

Externally, the property is equally impressive. It is set down from the roadside, accessed via a series of steps that enhance privacy and curb appeal—though it may not be suitable for those requiring step-free access. A driveway provides off-road parking, while the rear garden has been beautifully landscaped across tiered levels, creating a tranquil and visually striking outdoor space. Featuring a well-maintained lawn, raised decking for entertaining, two garden sheds, a substantial outbuilding and a vibrant mix of mature plants, shrubs and trees, the garden is a true sanctuary. A rare opportunity to acquire a substantial & adaptable home in one of Swansea's most desirable neighbourhoods, with convenient access to excellent schools, shops, green spaces & transport links. Call to view now!

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Porch

5'4" x 4'5" (1.64 x 1.37)

Comprising wood flooring, pvcu windows and external front door.

Hallway

10'9" x 5'11" (3.30 x 1.82)

Hallway featuring wood flooring, radiator and understairs cupboard.

Reception Room One

21'5" x 11'11" (6.53 x 3.65)

Substantial living space with gas fireplace & stone surround, laminate flooring, radiator & led lighting, alongside a bar area ideal for entertaining or unwinding. Oversized windows flood the space with natural light and perfectly frame the stunning sea views, while double doors lead seamlessly into the second reception room, enhancing the flow of the layout.

Reception Room Two

13'8" x 10'8" (4.17 x 3.26)

This versatile reception room sits at the heart of the home, with double doors opening into both the conservatory and the main living room. Creating a wonderful sense of space and flow. Ideal for use as a dining area, playroom or second sitting room, it offers flexibility to suit a range of lifestyles.

Conservatory

11'7" x 11'7" (3.55 x 3.55)

Full pvcu double glazed conservatory with glazed ceiling, tiled flooring and double doors to the garden.

Kitchen

17'10" x 11'5" (5.44 x 3.50)

Comprising laminate flooring, radiator, pvcu windows and recessed spotlights. This stylish kitchen is fitted with sleek gloss cream units, offering a modern yet timeless feel. A central dining island provides both additional storage and a sociable space for casual meals. There's ample room for a range cooker and an American-style fridge freezer, while the open layout flows seamlessly into the adjoining dining area, making it ideal for family life and gatherings.

Dining Area

11'3" x 8'6" (3.45 x 2.61)

Open to the kitchen, the dining area offers ample space for a full-size dining table, making it perfect for both family

meals and entertaining. Oversized PVCu windows frame breathtaking views over the landscaped garden and out towards Swansea bay, flooding the space with natural light and creating an inviting setting for every occasion.

Landing

6'2" x 3'3" (1.88 x 1.00)

Split level landing space with pvcu windows, fitted carpet and doors to bathroom one and bedrooms one to three.

Bathroom

6'2" x 5'11" (1.90 x 1.81)

Fitted with pvcu windows, radiator, shower over bath, sink & WC.

Bedroom One

11'3" x 9'5" (3.43 x 2.88)

One of four bedrooms in total, with fitted carpet, radiator, fitted wardrobes and pvcu window with panoramic sea views.

Bedroom Two

11'9" x 11'3" (3.59 x 3.45)

Second double bedroom located in the main house, with fitted carpet, radiator and pvcu windows with sea views.

Bedroom Three

11'9" x 11'2" (3.60 x 3.41)

Third double bedroom with fitted carpet, radiator and pvcu windows.

Office/Study

14'8" x 10'3" widest (4.48 x 3.13 widest)

Currently used as a home office, this versatile room is ideal for a range of home-based professionals, thanks to its private external access. Thoughtfully positioned, it can also be sectioned off, along with the bedroom and bathroom above to create a self-contained annexe. Offering fantastic flexibility for multigenerational living, guest accommodation, or as a dedicated workspace. With fitted carpet, radiator, staircase to the first floor, pvcu windows & external door.

Bedroom Four

13'8" x 10'7" (4.18 x 3.25)

This bright and spacious bedroom features a radiator, fitted carpet and pvcu windows with expansive sea views across Swansea bay. With the benefit of its own bathroom, bedroom four could be utilised as an annexe, guest suite or dedicated workspace.

Bathroom Two

14'6" x 7'1" (4.42 x 2.17)

This contemporary fully tiled bathroom features an enclosed shower and luxurious jacuzzi bath, creating a stylish and relaxing space. It also includes underfloor heating, double heated towel rails, a WC and a sink with integrated storage for added convenience.

Porch/Boot Room

6'0" x 5'1" (1.84 x 1.55)

A practical boot room, ideal for storing outdoor footwear and gear. It provides convenient access from the garden into the house and leads directly into the utility area.

Utility Room

7'7" x 7'2" (2.33 x 2.20)

The utility room features fitted units, a sink and space for a washing machine, offering practical functionality. It also connects to an additional utility area and a storage room, providing ample space for household chores and storage of both large and small items.

Utility Room Two

10'4" x 7'4" (3.17 x 2.24)

Further useful storage/utility area with door to the garden and to the WC.

Cloakroom

5'8" x 3'0" (1.73 x 0.92)

Useful ground floor cloakroom with sink & WC.

Storage Room

8'9" x 7'8" (2.67 x 2.35)

Versatile storage room, with access from the utility areas and also external access to the front. Ideal for storing bikes, prams, sports equipment, etc.

External & Location

This beautifully maintained garden is a true labour of love, thoughtfully designed to delight both keen gardeners and families alike. From the patio area with breathtaking sea views and steps leading down from the conservatory, the space unfolds into a generous lawn surrounded by colourful, leafy borders bursting with mature plants and trees. Gardeners will appreciate the variety of planting spaces, the peaceful pond, multiple patios and decks that create perfect spots for relaxing or gardening. Meanwhile, children and pets will enjoy the freedom to play and explore the lawn, winding paths, and hidden corners. Two

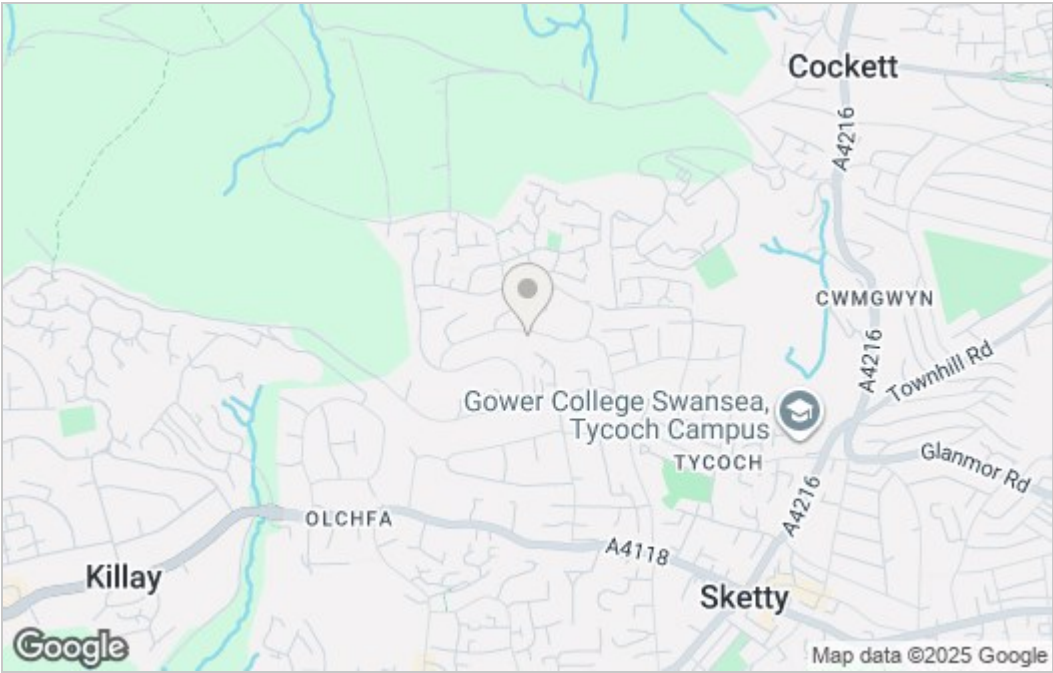
well-placed sheds and a spacious outbuilding offer excellent storage and workshop potential, making this garden as functional as it is enchanting. The property further benefits from income generating solar panels which are owned by the property.

Ideally positioned in the heart of Sketty, directly opposite the well-regarded Sketty Primary School, this location is exceptionally well-suited to families. A wide range of local amenities including shops, cafés, green spaces and services are all within easy reach, ensuring everyday convenience. Additionally, the scenic Swansea seafront promenade is just a short distance away, providing easy access to coastal walks, leisure activities and outdoor family enjoyment.

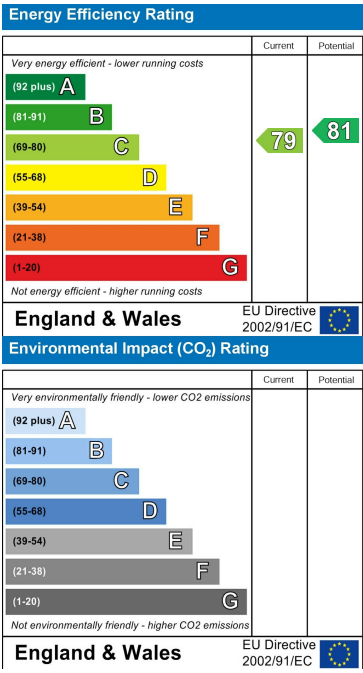
Floor Plan



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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