



**52 Six Mills Avenue**  
Gorseinon, Swansea, SA4 4QD  
**Offers Over £250,000**



 **SMITHS**

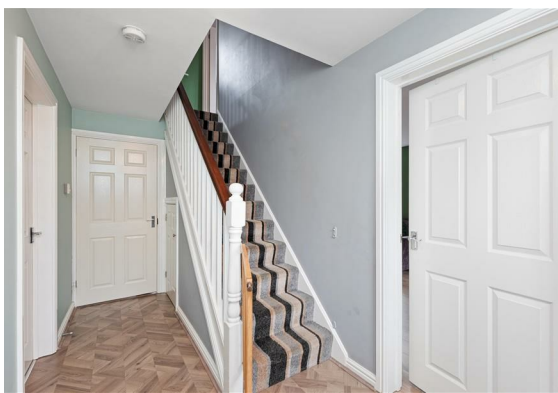


## 52 Six Mills Avenue Gorseinon, Swansea, SA4 4QD

Beautifully presented THREE BEDROOM double fronted DETACHED HOME tucked away in a sought-after modern development in Gorseinon. The heart of the home is the KITCHEN/DINING ROOM, which features double doors to the light-filled CONSERVATORY, adjoining the south facing garden. This creates a fantastic semi-open-plan configuration, which is perfect for everything from cosy family suppers to larger gatherings that flow effortlessly indoors and out. The garden is low maintenance, thoughtfully designed for outdoor enjoyment and has convenient access to the driveway and the converted garage, now a versatile space used as a HOME GYM/OFFICE. There's a stylish LIVING ROOM & GROUND FLOOR WC. Upstairs, the home continues to impress with three bedrooms, modern en-suite & family bathroom. The layout caters to families of all ages - whether you're upsizing for extra space or downsizing to a more manageable home - offering the perfect balance of flexibility and comfort. And with a converted garage providing a dedicated area for home working or workouts, it's ideal for those needing a quiet office or wanting to cut the cost of a gym membership. This is a home that truly adapts to modern lifestyles.

Located in Gorseinon, this home enjoys a prime position close to a wide range of amenities including supermarkets, cafes and leisure facilities. Families will appreciate the excellent local schools, while commuters benefit from easy access to the M4 and good public transport links into Swansea and surrounding areas. With its strong community feel and convenient setting, this is a location that offers both lifestyle and practicality. Call to view now!

**Hallway**  
14'4" x 6'0" (4.37 x 1.84)







## Groundfloor Cloakroom

6'0" x 3'7" (1.83 x 1.11)

## Living Room

18'4" x 10'2" (5.61 x 3.12)

## Kitchen/Dining Room

18'3" x 8'11" (5.57 x 2.72)

## Conservatory

12'1" x 10'0" (3.70 x 3.06)

## Landing

12'0" x 6'0" (3.67 x 1.83)

## Bathroom

7'5" x 6'2" (2.27 x 1.90)

## Bedroom One

15'5" x 10'5" widest (4.71 x 3.20 widest)

## En-Suite Bathroom

7'9" x 4'9" widest (2.38 x 1.46 widest)

## Bedroom Two

11'6" x 9'1" (3.52 x 2.78)

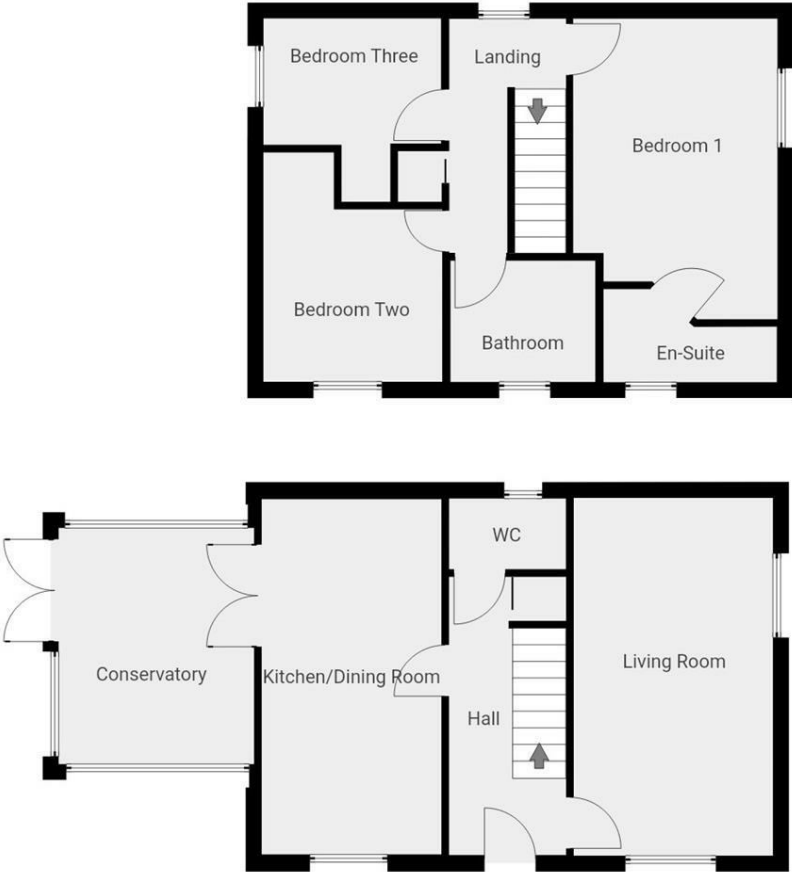
## Bedroom Three

9'1" x 6'5" (2.78 x 1.96)

## External and Location



Floor Plan



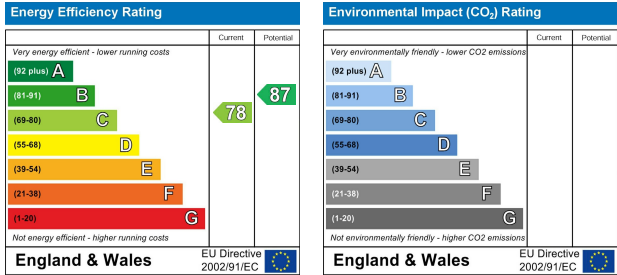
Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

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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