

## 113 Heathfield, Swansea, SA1 6EL

**£280,000**

This charming three bedroom semi detached family home offers a delightful blend of modern upgrades and traditional features. The property boasts breath taking views of Swansea and the bay, visible from the front windows, creating a stunning backdrop to daily life. Upon entering, you are greeted by a welcoming hallway that leads to a spacious reception room, complete with a bay window that invites natural light to fill the space. The heart of the home is undoubtedly the generous kitchen and dining room, thoughtfully designed to accommodate the needs of busy families, making it the perfect setting for both everyday meals and special gatherings.

The first floor comprises three bedrooms, with the front bedrooms offering those spectacular views, ensuring a serene start to your day. A modern bathroom, featuring both a bath and a separate shower, adds to the convenience and comfort of this lovely home.

The outdoor space is equally impressive, featuring a beautifully maintained rear garden that includes a stylish decking area, ideal for hosting barbecues or simply unwinding in the fresh air. Additionally, a garage at the

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



The welcoming hallway to this beautiful home is accessed via a side entrance door and features a double glazed window to the front, filling the space with natural light. A picture rail adds character, while the staircase leads gracefully to the first floor and has a radiator.

#### WC



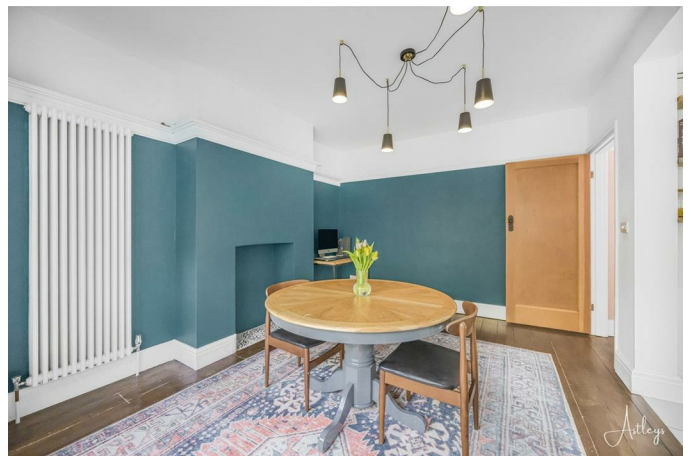
Fitted with two piece suite comprising a wash hand basin and WC. Frosted double glazed window to side.

#### Lounge 11'10" x 11'2" (3.61m x 3.41m)



The lounge features a double glazed bay window to the front, allowing for plenty of natural light and enhancing the room's spacious feel. A charming picture rail adds a touch of character, while the feature fire surround serves as a stylish focal point and radiator.

#### Dining Area 13'4" x 11'2" (4.08m x 3.41m)



The dining room boasts stylish striped wooden flooring and a sleek vertical radiator, creating a contemporary yet inviting space. Double glazed bi-fold patio doors open onto the garden, seamlessly blending indoor and outdoor living. The room flows beautifully into the modern kitchen, offering an open plan layout perfect for both everyday living and entertaining.

### Kitchen 21'8" x 7'7" (6.61m x 2.33m )



The modern kitchen, leading from the open plan dining area, is thoughtfully designed and fitted with a matching range of sleek wall and base units with worktop space over. It features a 1.5 bowl stainless steel sink positioned beneath a double glazed window, allowing for natural light. The kitchen is equipped with a contemporary vertical radiator, eye level double electric oven, breakfast bar with a five ring electric hob and a stylish extractor above. There is space for a fridge/freezer, washing machine, built-in slimline dishwasher and space for a tumble dryer. Additional highlights include a full height double glazed window overlooking the garden and a door leading to the garden.

#### Another Aspect Of The Kitchen Area



#### Another Aspect Of The Kitchen Area



### First Floor

### Landing



Stained glass window to side, picture rail, access to loft.

### Master Bedroom 11'11" x 10'2" (3.62m x 3.10m)



The bedroom features a double glazed bay window to the front, offering stunning views over Swansea. The space is enhanced by stylish striped wooden flooring, built-in wardrobe and a radiator, combining charm and comfort.

### Bedroom 2 13'5" x 11'10" (4.10m x 3.60m)



The bedroom boasts a double glazed bay window to the rear, allowing for plenty of natural light and lovely views over the rear garden. It features striped wooden flooring and a picture rail, adding character to the space. A built-in wardrobe storage and a radiator.

### Bedroom 3 8'0" x 7'5" (2.45m x 2.27m)



Bay window to front, picture rail, radiator.

### Bathroom



The bathroom is fitted with a modern four piece suite comprising a freestanding bathtub, vanity wash hand basin, tiled shower and a WC. The half tiled walls add a sleek and stylish touch, frosted double glazed window to the rear and a heated towel rail.

### Garage



### External



Externally, the property boasts a front lawned garden that offers breathtaking views of Swansea and the stunning Swansea Bay. Side access leads to the beautifully landscaped rear garden, featuring a well maintained lawn and a charming decking area seamlessly connected to the kitchen/dining room via bi-fold door, perfect for relaxing or entertaining. The garden is further enhanced by shrub borders, adding to its appeal, and a garage provides additional convenience.

### Rear Garden



## Front Garden



## Aerial Images



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## Agents Note

Tenure - Freehold

Council Tax Band - D

Services - Mains electric. Mains sewerage. Mains Gas.  
Mains water.

Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 12 Mbps, Superfast 80 Mbps,  
Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

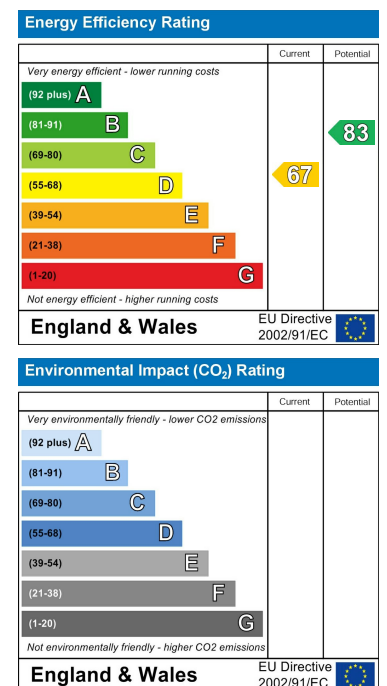
## Floor Plan



## Area Map



## Energy Efficiency Graph



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