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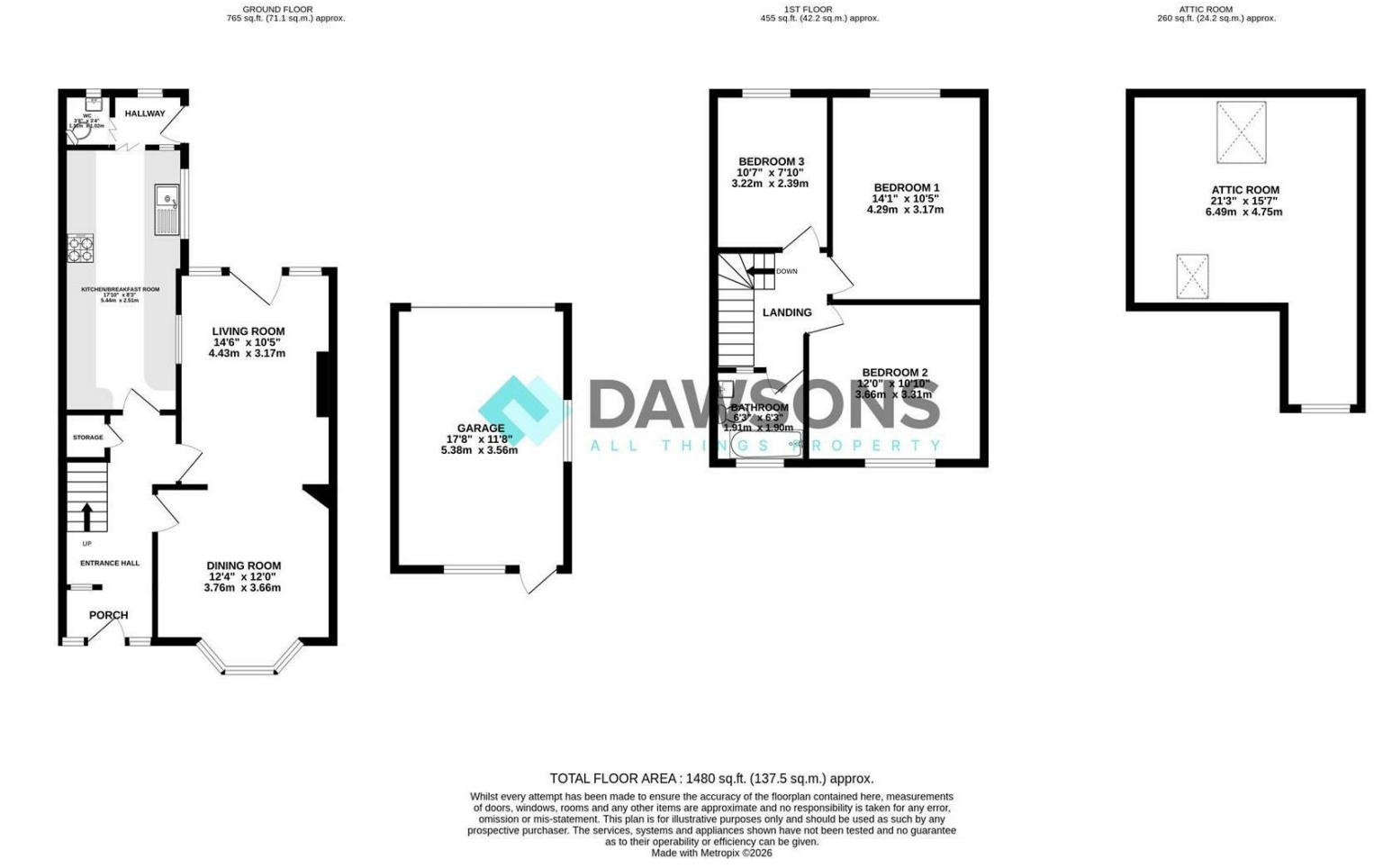
Sketty, Swansea, SA2 0TS

Asking Price £347,000

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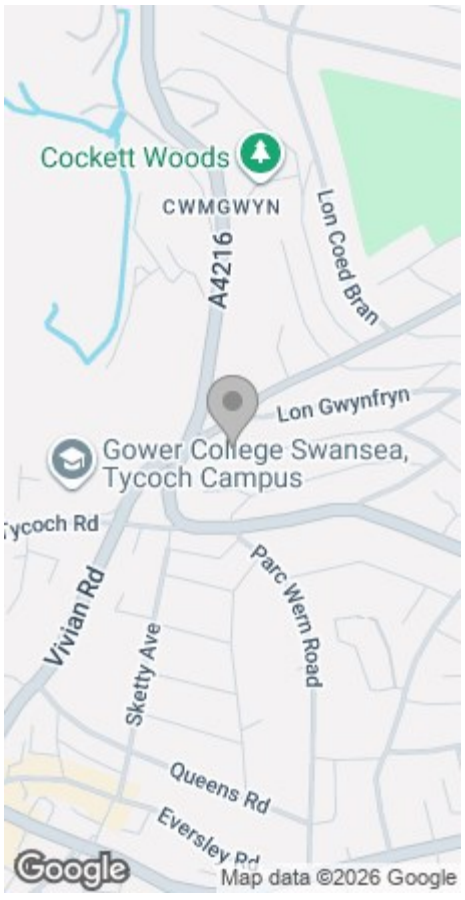
FLOOR PLAN



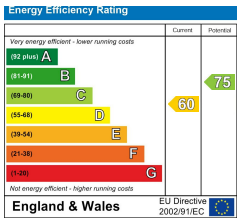
TOTAL FLOOR AREA : 1480 sq.ft. (137.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

A well-maintained semi-detached property enjoying lovely sea views across Swansea Bay towards Mumbles Head, with spacious and versatile accommodation.

The property is approached via steps leading to a south-facing front patio and seating area, providing an ideal spot to enjoy the far-reaching coastal views.
Internally, the property opens into a welcoming entrance porch and hallway, with a dining room positioned to the front and a comfortable lounge to the rear. The ground floor is completed by a fitted kitchen and convenient downstairs WC.

To the first floor are three good-sized bedrooms, providing excellent family accommodation, while the property also benefits from an additional attic room, offering useful further storage space.

Externally, steps lead from the front patio down to the rear garden, which is currently laid mainly to lawn with a patio area. The property further benefits from a large garage with electric door, providing valuable parking, storage and workshop space.

The combination of generous accommodation, a well-maintained interior, useful outdoor space and stunning coastal views towards Mumbles Head and Swansea Bay makes this an attractive family home.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE

HALLWAY

KITCHEN / BREAKFAST ROOM
17'2 x 8'2 (5.23m x 2.49m)

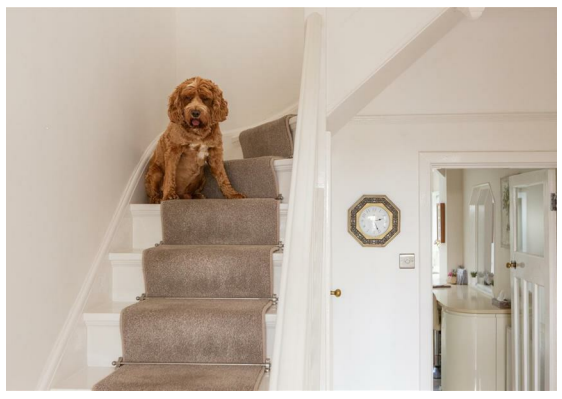
LIVING ROOM
14'6 x 10'5 (4.42m x 3.18m)

DINING ROOM
12'4" x 12'0" (3.76m x 3.66m)

FIRST FLOOR

LANDING

BEDROOM 1
14'0" x 10'4" (4.29m x 3.17m)













BEDROOM 2
14'0" x 10'3" (4.29m x 3.127m)

BEDROOM 3
10'6" x 7'10" (3.22m x 2.39m)

BATHROOM
6'3 x 6'3 (1.91m x 1.91m)

ATTIC ROOM
21'3" x 15'7" (6.49m x 4.75m)

GARAGE
17'7" x 11'8" (5.38m x 3.56m)

EXTERNAL

TENURE
FREEHOLD

SERVICES
Mains gas, electric, water (metered) & drainage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

COUNCIL TAX BANDING
D

EPC RATING
D

N.B
Please note that the attic room does not have Building Regulations approval and is intended for storage purposes only. Should you wish to utilise the space for any other purpose, you would be responsible for obtaining any relevant planning permission, Building Regulations approval, or other consents that may be required.



