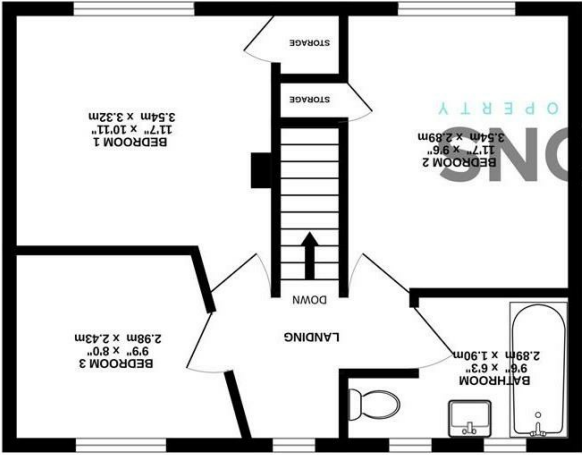


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

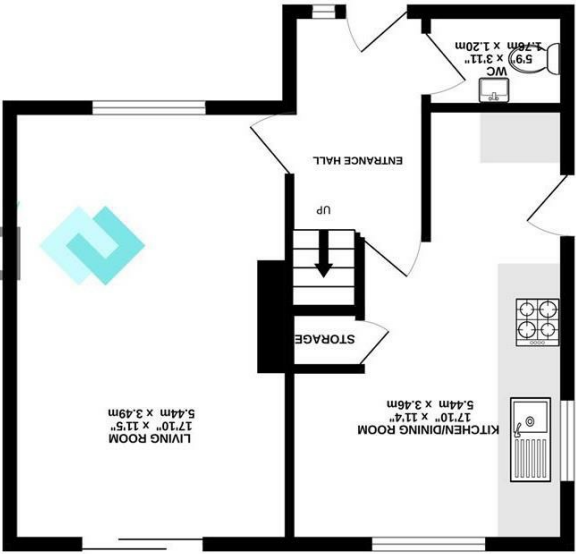
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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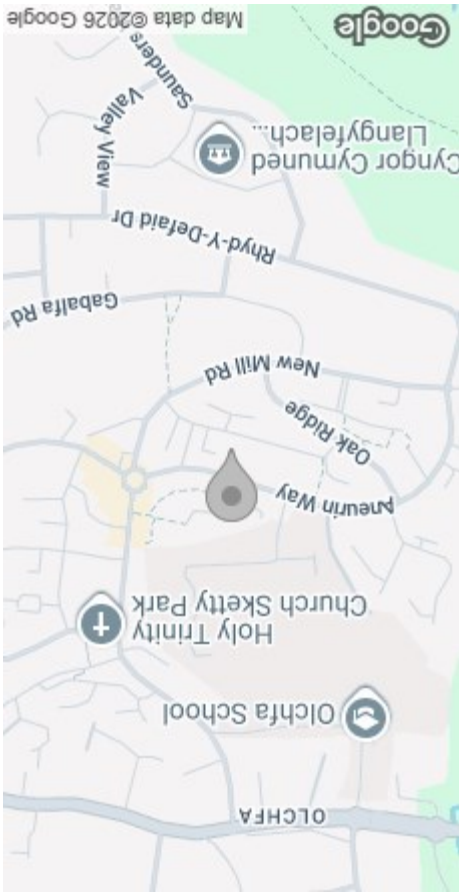
TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.

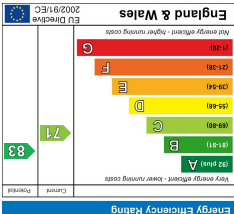


GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



AREA MAP

EPC



GENERAL INFORMATION

Set within the ever-popular Sketty Park area, this attractive three-bedroom semi detached home offers spacious and well-presented accommodation inside and out.

Perfectly positioned within walking distance of local shops and Parkland Primary School, the property also falls within the highly regarded Olchfa Comprehensive School catchment area. The vibrant area of Sketty, Swansea University, Singleton Hospital and the beautiful Swansea foreshore are all within easy reach, providing an excellent combination of everyday convenience and access to coastal walks and city amenities.

The accommodation comprises an entrance hallway, convenient downstairs cloakroom, comfortable living room and a smartly fitted kitchen/dining room, providing an ideal space for both family life and entertaining.

To the first floor are three bedrooms and a family bathroom.

The property further benefits from uPVC double glazing and gas combination central heating.

Externally, one of the home’s standout features is the generously sized wraparound rear garden, which offers ample lawn, a paved seating area and a raised decked terrace—perfect for outdoor dining, entertaining and relaxing during the warmer months.

Viewing is highly recommended to appreciate the accommodation, garden and convenient location this lovely home has to offer.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

DOWNSTAIRS CLOAKROOM

KITCHEN/DINING ROOM
17'10" x 11'5" (5.44m x 3.48m)

LIVING ROOM
17'10" x 11'5" (5.44m x 3.49m)

FIRST FLOOR

LANDING

BEDROOM 1
11'7" x 10'10" (3.54m x 3.32m)

BEDROOM 2
11'7" x 9'5" (3.54m x 2.89m)



BEDROOM 3
9'9" x 7'11" (2.99m x 2.43m)

BATHROOM
9'5" x 6'2" (2.89m x 1.90m)

EXTERNAL

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

EPC RATING
C

TENURE
FREEHOLD

COUNCIL TAX BANDING
C

