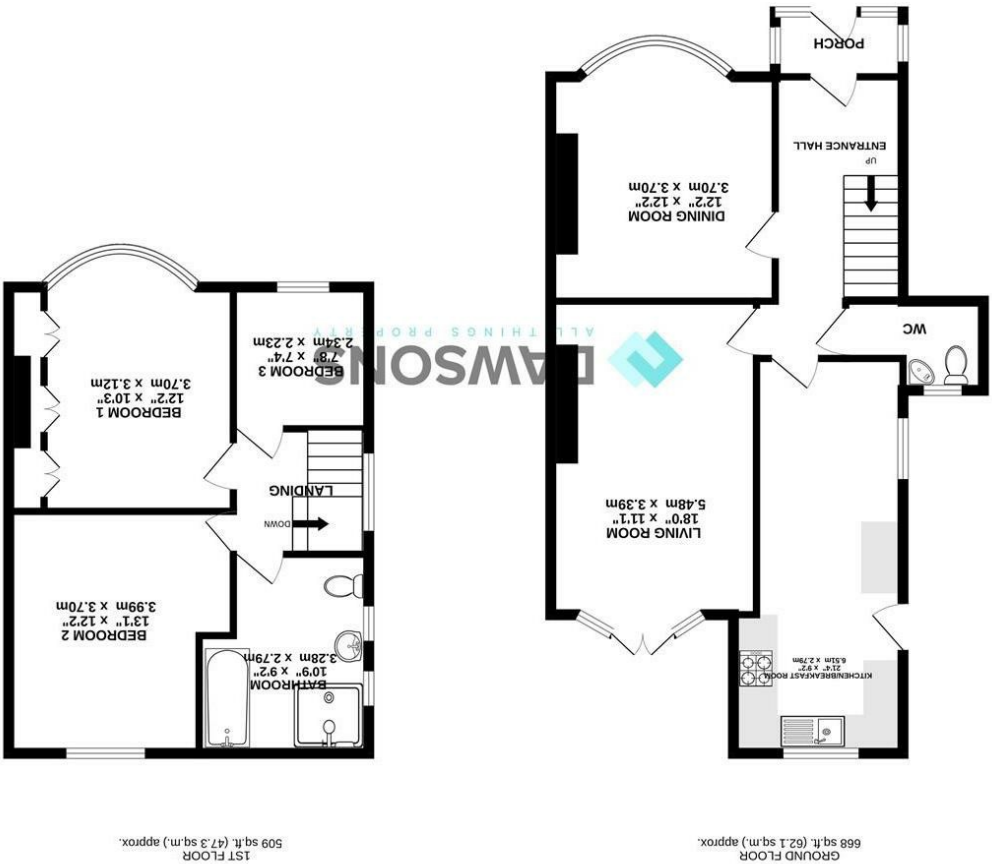


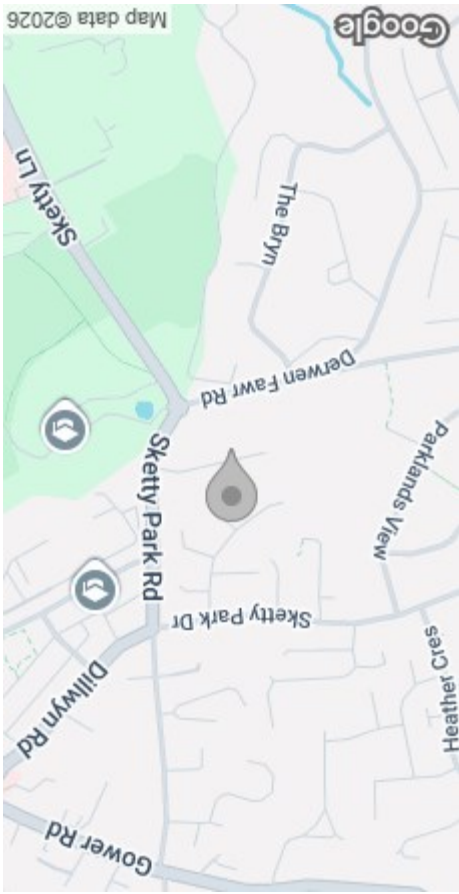
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

What every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of rooms, windows, doors and any other items are approximate and responsibility is taken for any omission or misstatement. 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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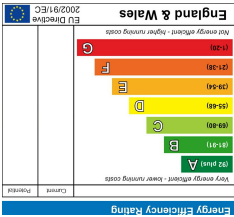


FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

Set within a desirable and peaceful cul-de-sac in the heart of Sketty, this attractive family home beautifully combines original character features with modern touches, creating a warm and inviting property that is ready to enjoy.

The property is ideally positioned for access to a number of well-regarded local schools, including Bishop Gore Comprehensive School, Parklands Primary School and Olchfa Comprehensive School, making this an appealing choice for families.

Upon entering, you are welcomed into a lovely porch which leads into a beautifully presented entrance hallway. The ground floor offers two well-proportioned reception rooms, with the current owners utilising one as a comfortable living room and the other as a dining room. There is also a modern kitchen/breakfast room, providing a practical and sociable space for everyday family life. A convenient downstairs WC completes the ground floor accommodation.

To the first floor, there are two generously sized double bedrooms, along with a smaller third bedroom, offering flexibility for a family, home office or guest room. The floor is completed by a family bathroom.

Externally, the property benefits from a driveway to the front, providing valuable off-road parking. To the rear is an enclosed garden, offering a private outdoor space for relaxing, entertaining and enjoying the warmer months.

Overall, this is a charming and well-positioned family home, offering a fantastic combination of character, modernisation, practical living accommodation and a highly sought-after Sketty location. Early viewing is highly recommended!

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

PORCH

DOWNSTAIRS CLOAKROOM

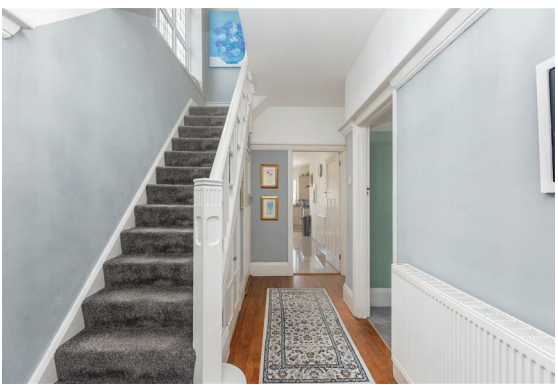
KITCHEN/BREAKFAST ROOM
21'4 x 9'2 (6.50m x 2.79m)

LIVING ROOM
18'0 x 11'1 (5.49m x 3.38m)

DINING ROOM
12'1" x 12'1" (3.70m x 3.70m)

FIRST FLOOR

LANDING



BEDROOM 1
12'1" x 10'2" (3.70m x 3.12m)

BEDROOM 2
399m x 370m (121.62mm x 112.78mm)

BEDROOM 3
7'8" x 7'3" (2.34m x 2.23m)

BATHROOM
10'9" x 9'1" (3.28m x 2.79m)

EXTERNAL

SERVICES

TENURE
FREEHOLD

EPC RATING
TBC

COUNCIL TAX BANDING
F

