21 Kimberley Road

Sketty, Swansea, SA2 9DP

Best Offers Over £220,000

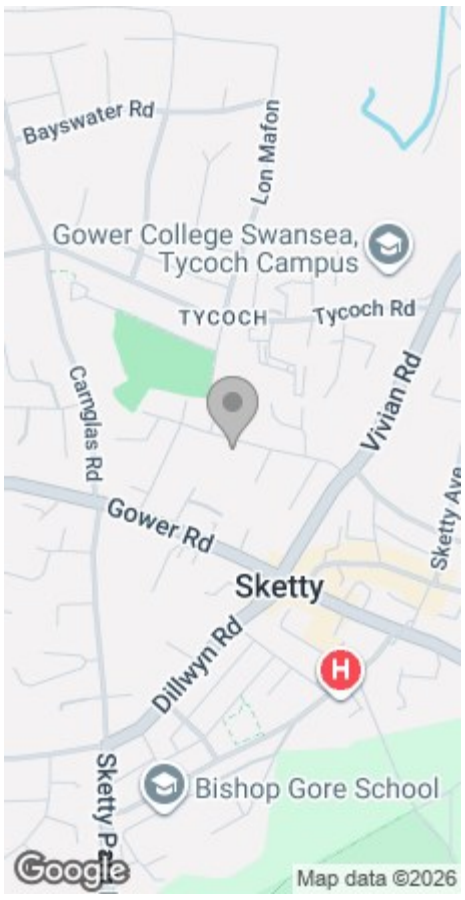
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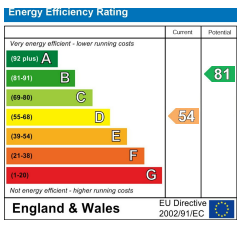
FLOOR PLAN



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.

90 Gower Road, Sketty, Swansea, SA2 9BZ

T **01792 299655** E **sk@dawsonsproperty.co.uk**

W **dawsonsproperty.co.uk**

GENERAL INFORMATION

Offered to the market with no onward chain, this well-maintained mid-terrace home is ideally situated on Kimberley Road in the heart of Sketty, a highly sought-after location with excellent access to local amenities and coastal attractions.

The accommodation briefly comprises an entrance vestibule leading into a bright and welcoming lounge. L-shaped kitchen/diner, this space is particularly impressive, offering a sociable and free-flowing layout ideal for modern living, with patio doors opening onto the rear garden. The garden itself is mature, well-kept and provides a pleasant outdoor space for relaxing or entertaining.

To the first floor, there are two generous double bedrooms and a family bathroom. The front bedroom is a standout feature, benefitting from a mezzanine-level office space above, complete with Velux windows overlooking the garden to the rear and sea views — perfect for home working or as a versatile additional area. Please note there are no building regs for the mezzanine.

Further benefits include gas central heating and double glazing.

The property is perfectly positioned within easy reach of Sketty Cross, offering a range of shops, cafés and everyday amenities, as well as being conveniently located for Singleton Park, Singleton Hospital, Swansea University and the seafront.

A fantastic opportunity to acquire a well-presented home in a prime location, ideal for first-time buyers, professionals or investors alike. Viewing is highly recommended.



FULL DESCRIPTION

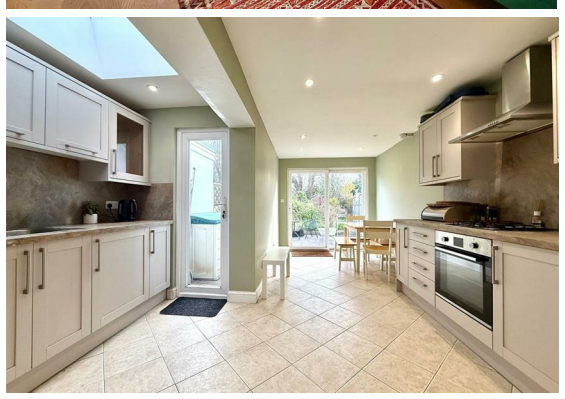
GROUND FLOOR

ENTRANCE VESTIBULE

LOUNGE
20'4" x 10'6" (6.209m x 3.203m)

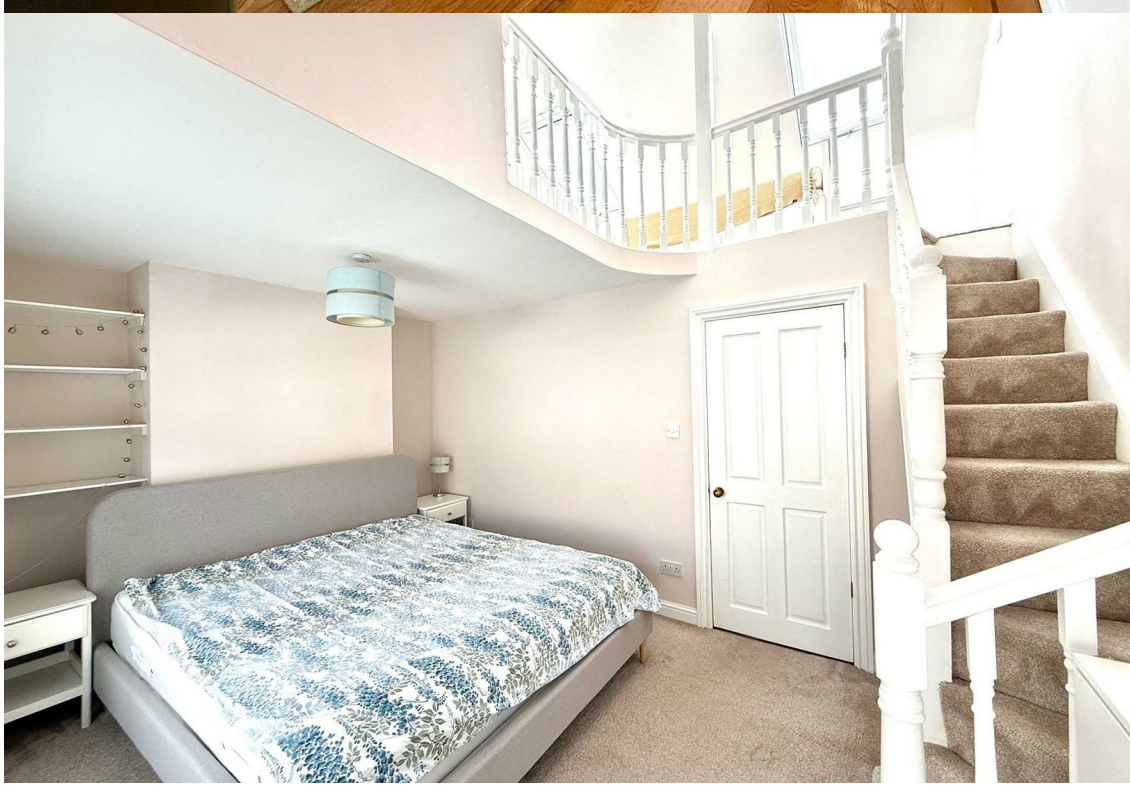


KITCHEN/DINER
18'2" x 12'10" (5.558m x 3.916m)



FIRST FLOOR

LANDING



BEDROOM 1
8'6" x 10'3" (2.613m x 3.125m)



MEZZANINE
13'1" x 10'6" (4.000m x 3.211m)



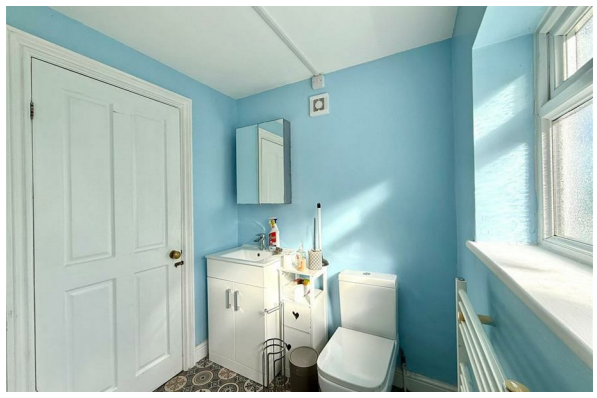
BEDROOM 2
14'5" x 9'10" (4.400m x 2.999m)



BATHROOM



EXTERNAL





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

TENURE
FREEHOLD

COUNCIL TAX BANDING
C

EPC RATING
E

ADDITIONAL INFORMATION
Please note there are no building regs for the mezzanine.



