9 Greenwood Close

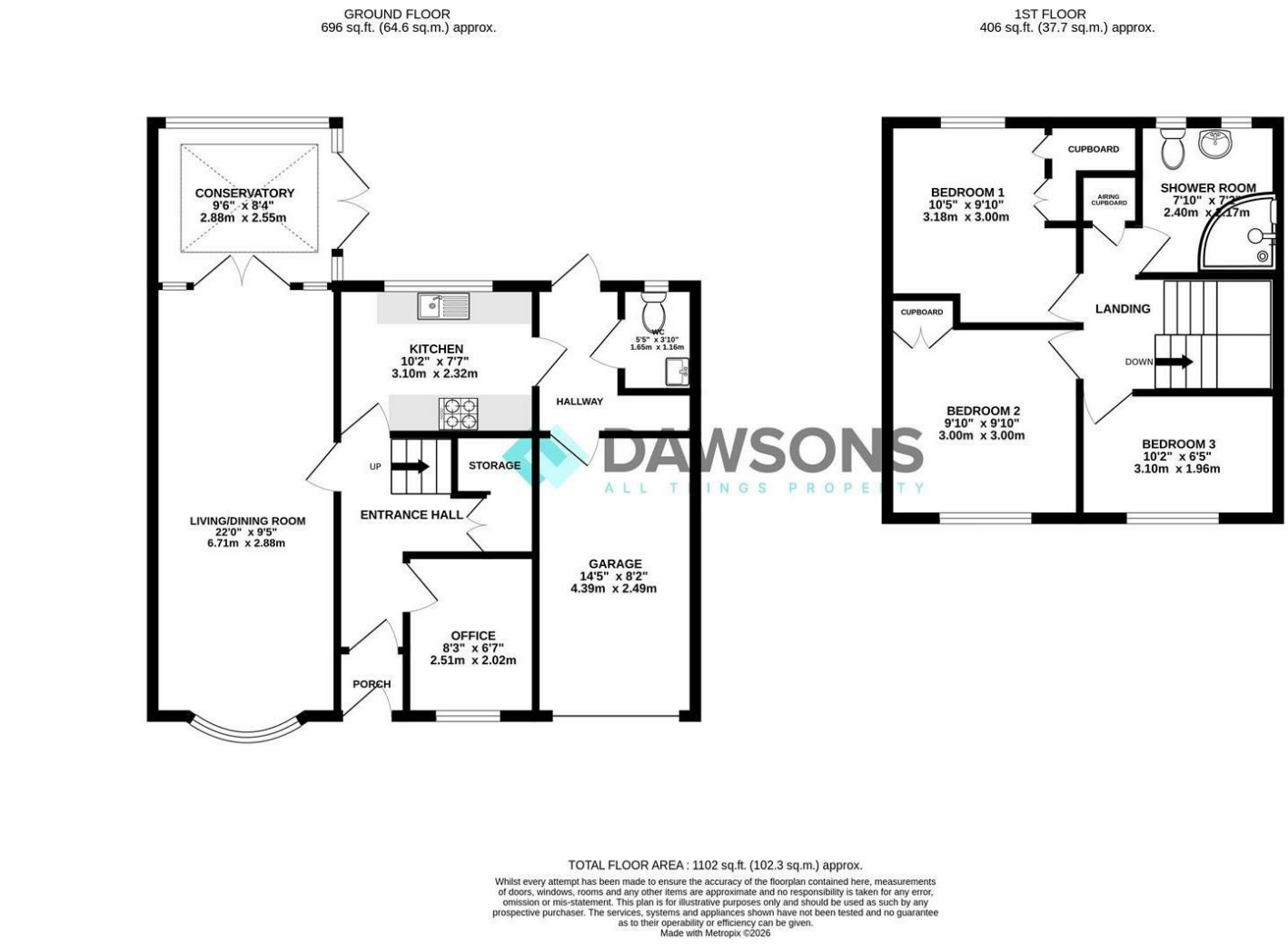
Sketty, Swansea, SA2 9AY

Asking Price £360,000

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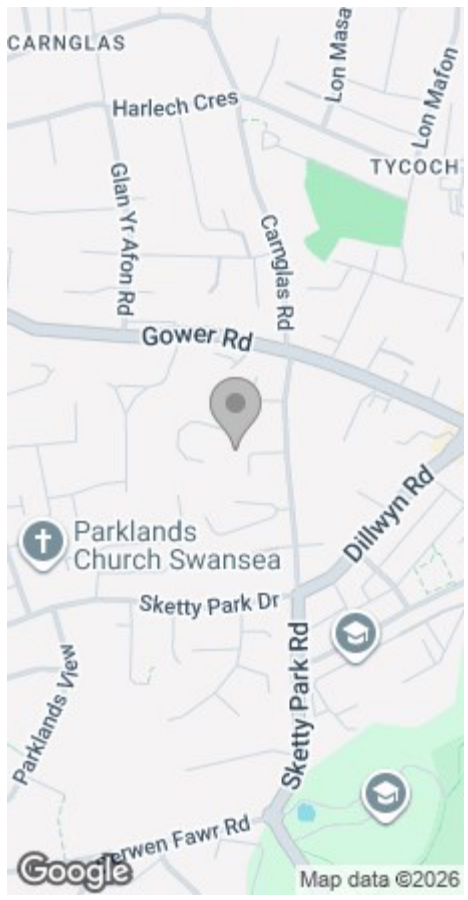
FLOOR PLAN



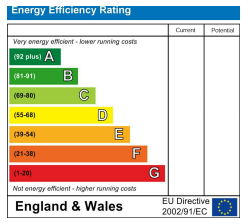
TOTAL FLOOR AREA : 1102 sq.ft. (102.3 sq.m.) approx.

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

Situated in a sought-after residential area, this appealing three-bedroom property offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers or those looking to enjoy a well-connected coastal location.

Perfectly positioned for everyday convenience, the property is within easy reach of reputable primary and secondary schools, local amenities and Singleton Hospital, with the seafront also just a short distance away.

Upon entering, a welcoming porch leads into the entrance hallway, which provides access to a spacious lounge/dining room, ideal for both relaxing and entertaining, as well as a separate office. The conservatory offers an additional reception space, providing the perfect setting to enjoy views of the garden throughout the seasons. Completing the ground floor is a fitted kitchen, a convenient downstairs WC and an integral garage.

To the first floor, there are three well-proportioned bedrooms, and a family bathroom.

Externally, the property continues to impress, with a driveway providing off-road parking and an attractive lawned garden to the front. To the rear, a garden combining patio and lawn offers a lovely outdoor space for entertaining family and friends, enjoying the warmer months or simply unwinding outdoors.

Combining comfortable living space, attractive gardens and a convenient location close to schools, amenities and the seafront, this property offers a fantastic opportunity to create a wonderful home. An early viewing is highly recommended to fully appreciate all that it has to offer.



FULL DESCRIPTION







ENTRANCE

GROUND FLOOR

ENTRANCE HALLWAY



PORCH



KITCHEN
10'2" x 7'7" (3.10m x 2.32m)



LIVING ROOM/DINING ROOM
22'0" x 9'5" (6.71m x 2.88m)

OFFICE
8'2" x 6'7" (2.51m x 2.02m)



CONSERVATORY
9'5" x 8'4" (2.88m x 2.55m)



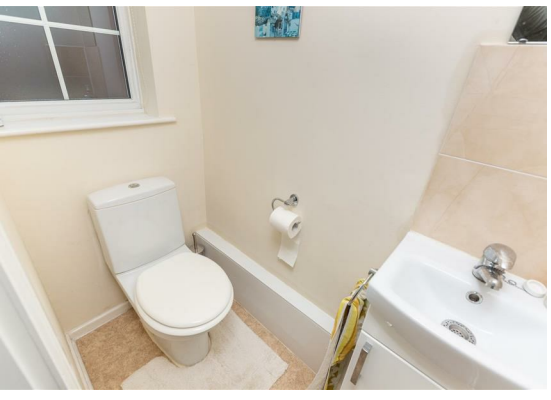
DOWNSTAIRS CLOAKROOM
9'5" x 8'4" (2.88m x 2.55m)



FIRST FLOOR

LANDING

BEDROOM 1
10'5" x9'10" (3.18m x3.00m)



BEDROOM 2
9'10" x 9'10" (3.00m x 3.00m)



BEDROOM 3
10'2" x 6'5" (3.10m x 1.96m)



SHOWER ROOM
7'10 x 7'3 (2.39m x 2.21m)

GARAGE
14'4" x 8'2" (4.39m x 2.49m)

EXTERNAL

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

TENURE
FREEHOLD

COUNCIL TAX BANDING
E

EPC RATING
TBC