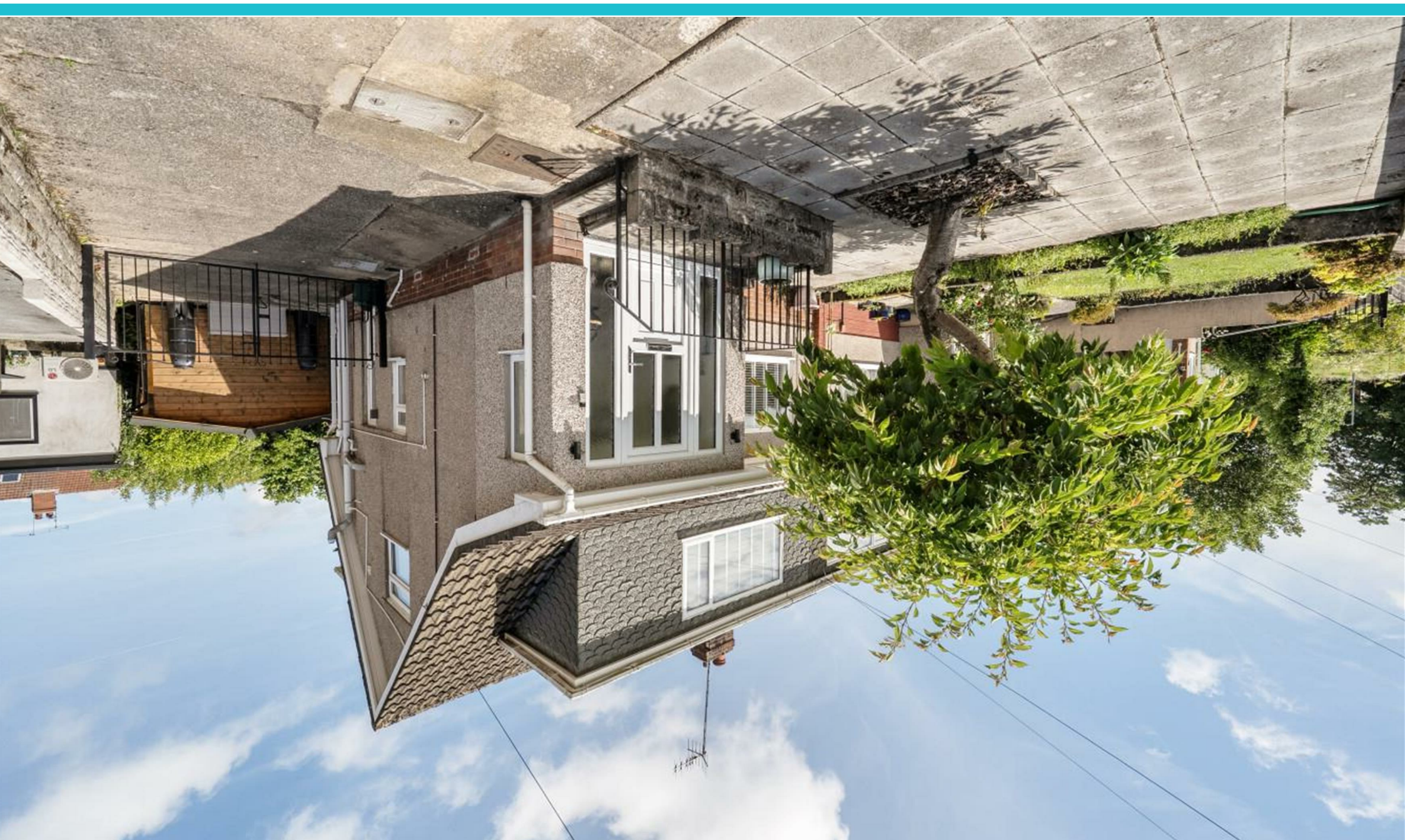
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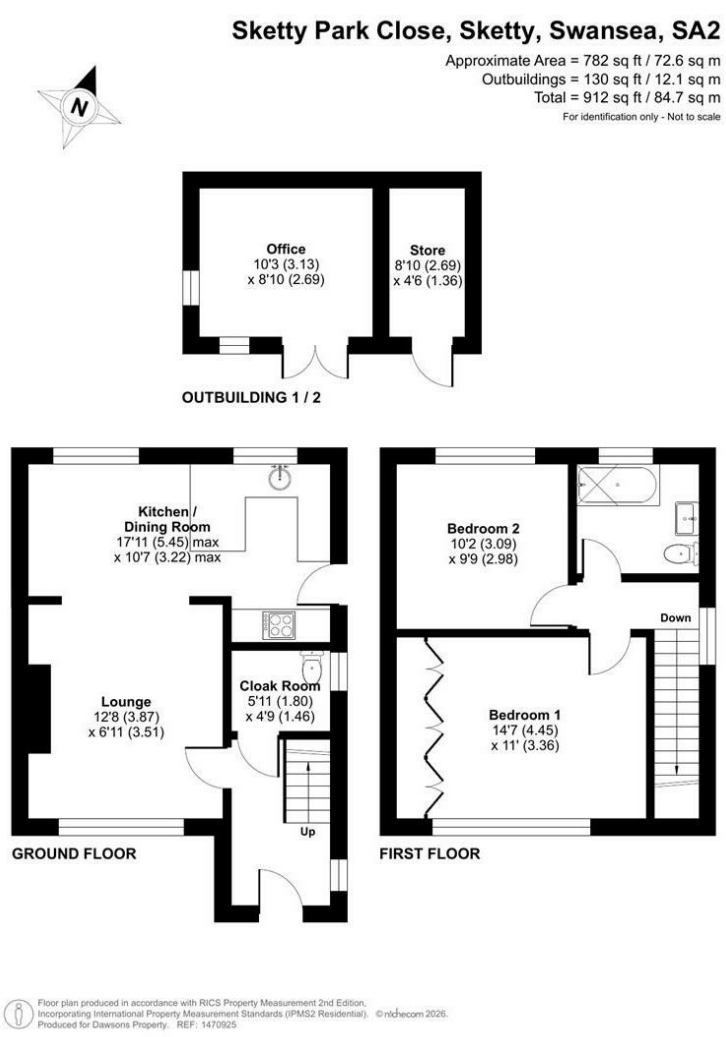
21 Sketty Park Close

Sketty, Swansea, SA2 8LR

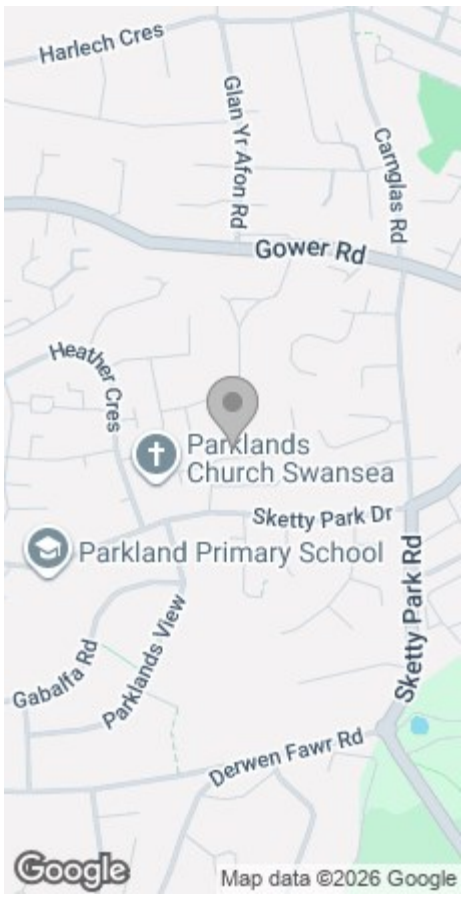
Offers Around £260,000



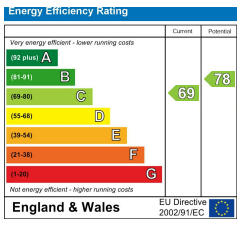
FLOOR PLAN



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.

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The Property Ombudsman
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GENERAL INFORMATION

A fantastic opportunity to acquire this bright and airy two-bedroom semi-detached dormer style house, situated in the highly sought-after and convenient area of Sketty. Offering immaculate accommodation throughout, this charming home is ideally suited to first-time buyers, young families and those looking to downsize.

The accommodation briefly comprises an entrance hallway, cloakroom, spacious living room, smartly fitted kitchen/dining room. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a low-maintenance front patio garden and driveway providing off-road parking. To the rear, there is an enclosed garden laid mainly to lawn with a patio seating area, perfect for relaxing or entertaining. A particular feature of the property is the insulated garden room, which benefits from double glazing, electricity and lighting, making it ideal as a home office, hobby room or additional reception space.

Further benefits include uPVC double glazing throughout, gas central heating and a quiet residential location.

The property is ideally positioned within highly regarded school catchment areas and offers excellent access to local shops and amenities at Sketty Cross, Singleton Hospital, Swansea University, Singleton Park, Mumbles and the seafront.

Viewing is highly recommended to fully appreciate the accommodation, location and excellent lifestyle opportunity this lovely home has to offer.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM
5'10" x 4'9" (1.80 x 1.46)

LOUNGE
12'8" x 11'6" (3.87 x 3.51)

KITCHEN/DINING ROOM
17'10" max x 10'6" max (5.45 max x 3.22 max)

FIRST FLOOR

LANDING

BEDROOM 1
14'11" x 11'0" (4.55 x 3.36)













BEDROOM 2
10'1" x 9'9" (3.09 x 2.98)

BATHROOM

EXTERNAL

GARDEN ROOM/STORAGE ROOM

OFFICE
10'3" x 8'9" (3.13 x 2.69)
With double glazed windows. Electricity. Lighting.

STOREAGE
8'9" x 4'5" (2.69 x 1.36)

DRIVEWAY
Driveway parking.

TENURE
FREEHOLD

COUNCIL TAX BANDING
D

EPC RATING
C

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











