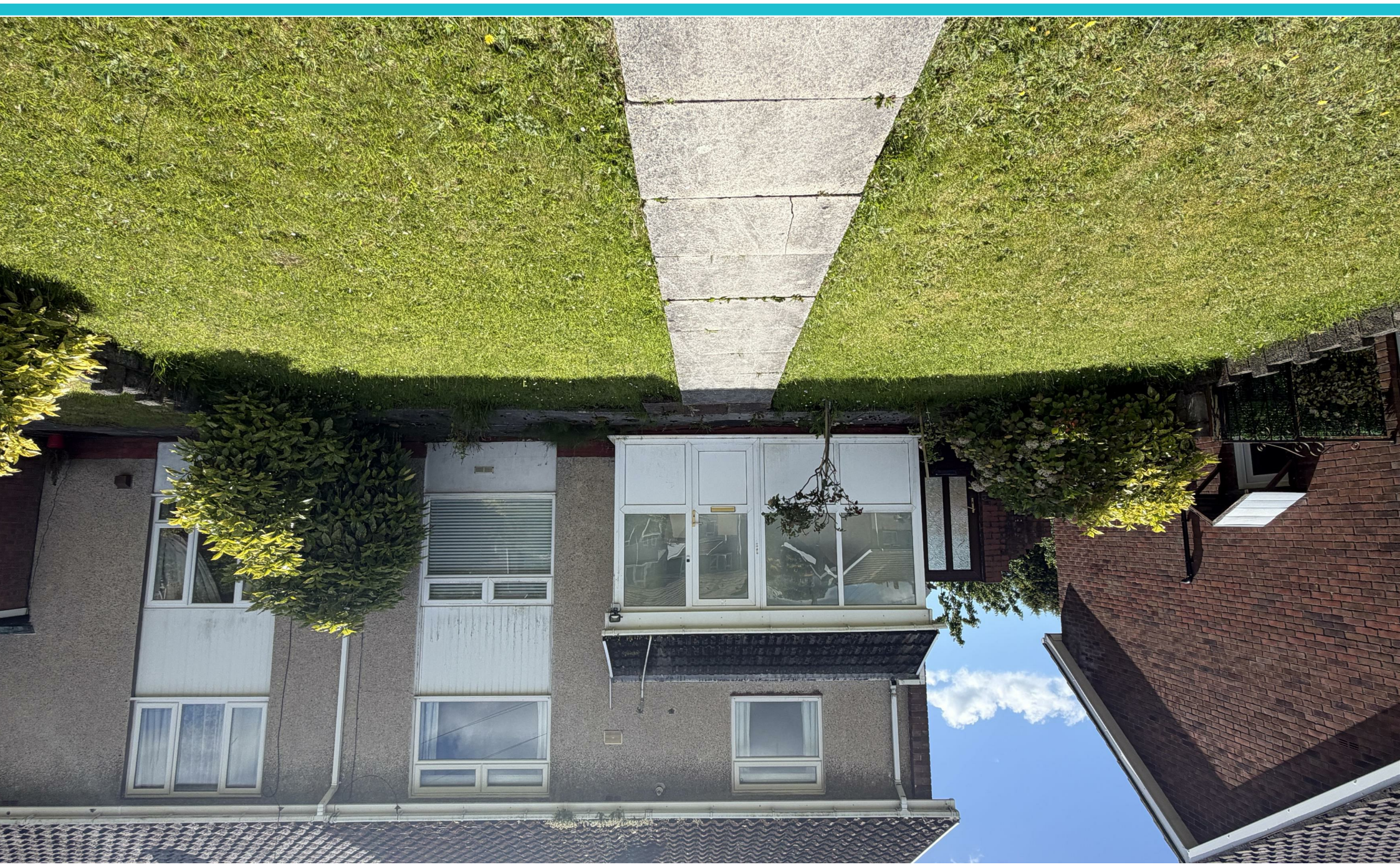
21 Baytree Avenue

Sketty, Swansea, SA2 8JN

Offers Over £225,000

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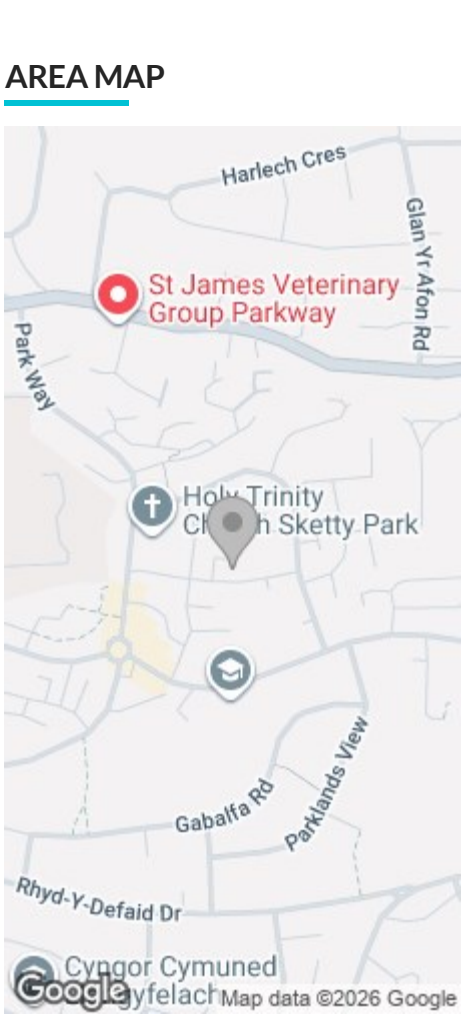


FLOOR PLAN

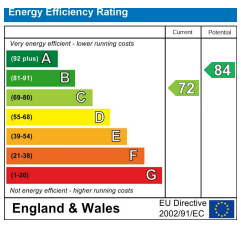


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

A rare opportunity to acquire this spacious and extended four-bedroom semi-detached former local authority home, situated in the highly sought-after Sketty Park area. The property enjoys a convenient location close to a local playground and lies within the catchment area for several highly regarded primary and comprehensive schools, making it an ideal choice for families.

The accommodation briefly comprises a front lawned garden leading to an entrance porch, a generous living room, separate dining room, conservatory, fitted kitchen, and a ground-floor shower room. To the first floor are four well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden laid mainly to paving slabs for ease of maintenance, together with a useful brick-built shed providing additional storage.

Offering generous and versatile family accommodation in a desirable residential location, this rarely available property presents an excellent opportunity for purchasers seeking spacious living accommodation within a well-established community.



FULL DESCRIPTION

GROUND FLOOR

PORCH

HALLWAY

LIVING ROOM
17'11" x 11'3" (5.47 x 3.44)



CONSERVATORY
16'6" x 8'1" (5.03 x 2.48)

DINING ROOM
17'11"longest narrowing to 13'1" x 12'8" (5.48longest narrowing to 3.99 x 3.88)

KITCHEN
11'1" x 9'8" (3.38 x 2.96)



VESTIBULE







SHOWER ROOM

FIRST FLOOR

LANDING

BEDROOM ONE
12'8" x 11'1" (3.88 x 3.39)

BEDROOM TWO
10'1" x 10'2" (3.08 x 3.12)

BEDROOM THREE
9'4" x 11'9" (2.87 x 3.60)







BATHROOM

BEDROOM FOUR
8'0" x 8'8" (2.44 x 2.66)







EXTERNAL
FRONT- Garden laid to lawn.
REAR- Patio garden with brick built shed.

TENURE
FREEHOLD

COUNCIL TAX BANDING
C

EPC RATING
C

ADDITIONAL INFORMATION
Probate has not be applied for, as yet.

As this is a deceased estate, the executor is unable to confirm the status or details of any services connected to this property.