



statements or representations of fact, but no warranty in respect of the property.



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.

STORAGE

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

