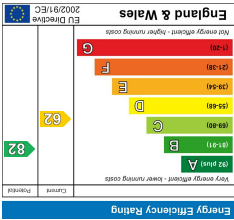
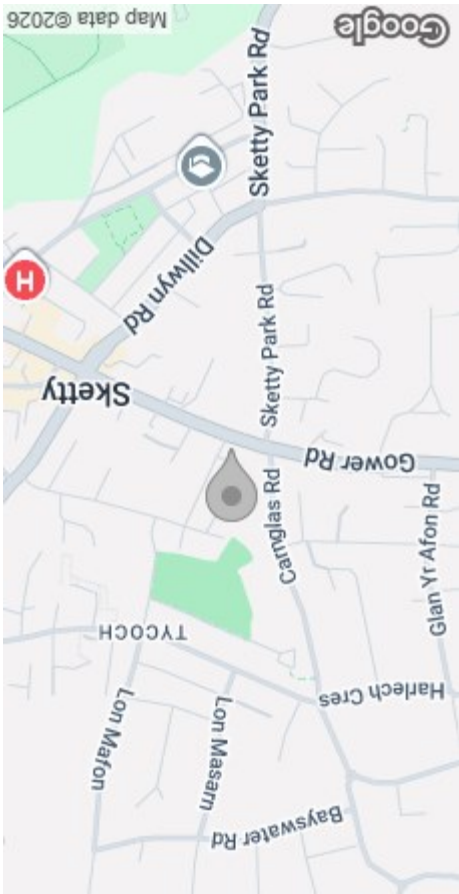


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Whilst every attempt has been made to ensure the accuracy of the particulars contained herein, measurements of doors, windows, cornices and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should be used as a guide only. It is not to be used for any other purpose. The drawings, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency for any purpose.



EPC



AREA MAP



156 Gower Road
Sketty, Swansea, SA2 9BR
Offers Over £200,000

3 1 2 D

GENERAL INFORMATION

Welcome to this charming property located on Gower Road in the sought-after area of Sketty, Swansea. This delightful home boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for the whole family to unwind and rest comfortably.

Situated near the prestigious Singleton Park, you can enjoy leisurely strolls in the picturesque surroundings or have a lovely picnic on a sunny day. The convenience of having Singleton Hospital nearby provides peace of mind. For those pursuing higher education or working at Swansea University, the close proximity to the campus makes commuting a breeze.

Whether you are looking for a family home or a place to start a new chapter, this property offers a wonderful opportunity to create lasting memories in a vibrant community. Don't miss out on the chance to make this house your home sweet home in Swansea.

TENURE: FREEHOLD
COUNCIL TAX BANDING: E
EPC- D

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LOUNGE
14'1" max x 12'11" max (4.30 max x 3.95 max)

DINING ROOM
11'5" x 9'0" (3.50 x 2.75)

KITCHEN
11'10" x 9'4" (3.62 x 2.85)

REAR HALLWAY

BATHROOM

FIRST FLOOR



BEDROOM ONE
16'6" max x 14'5" (5.05 max x 4.40)

BEDROOM TWO
11'7" x 10'5" (3.55 x 3.20)

BEDROOM THREE
12'9" x 9'6" (3.90 x 2.90)

EXTERNAL
FRONT
Paved front garden with mature shrubs.

REAR
A lawned garden, open to rear access lane, Rear parking can be created.

SERVICES
Mains gas and electric. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.

ADDITIONAL INFORMATION
Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. We advise you to seek advice and carry out further checks from an Asbestos Credited Specialist.

