44 Pastoral Way

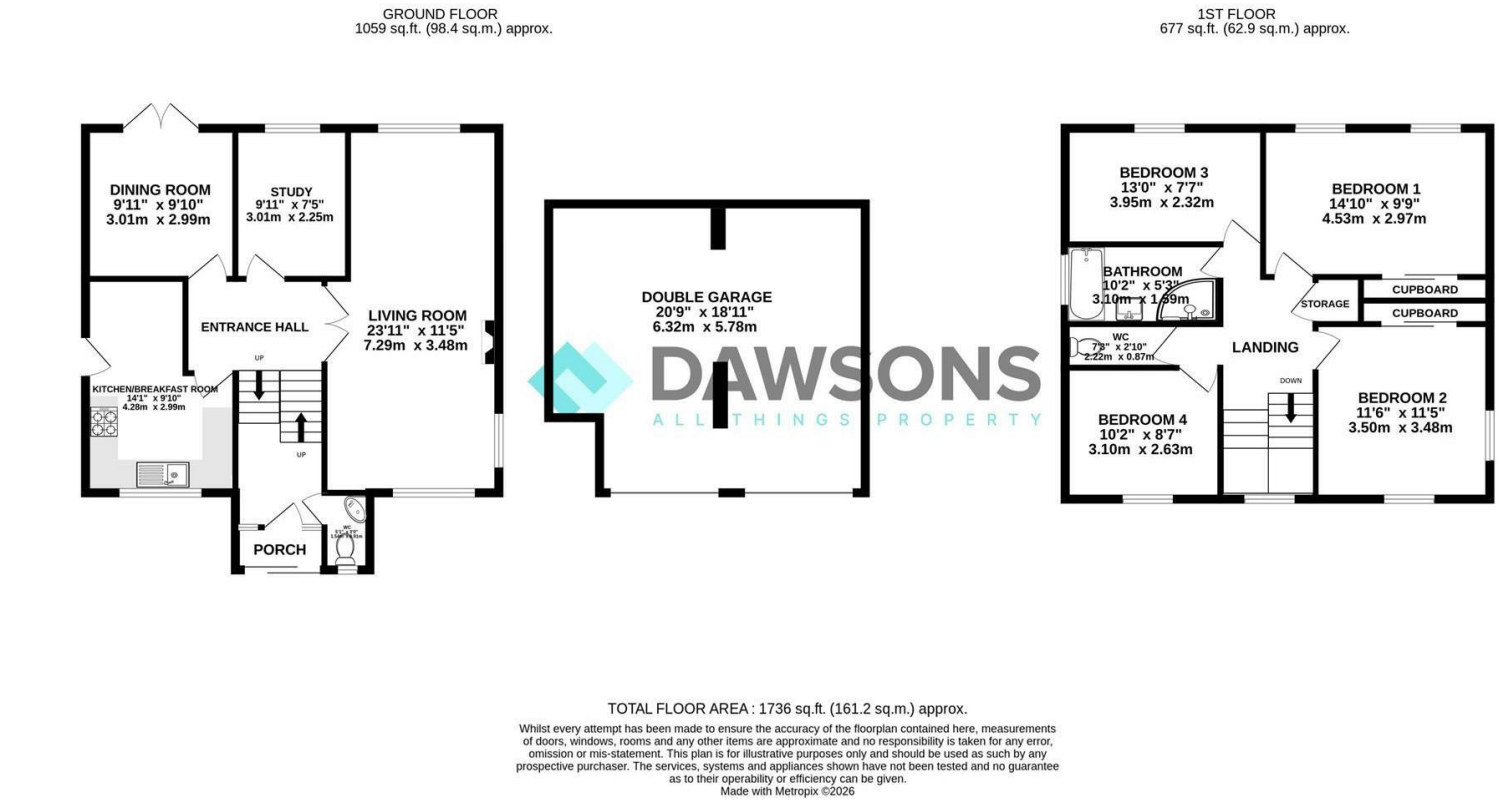
Sketty, Swansea, SA2 9LY

Asking Price £450,000

4 | 1 | 3



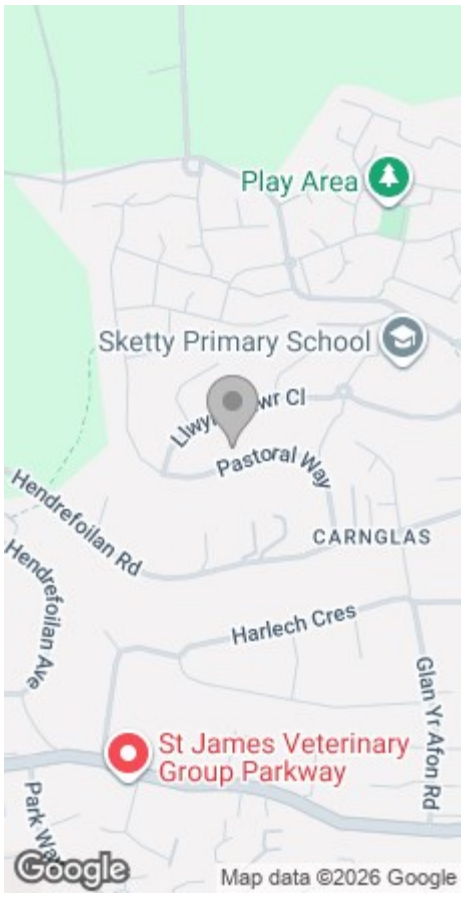
FLOOR PLAN



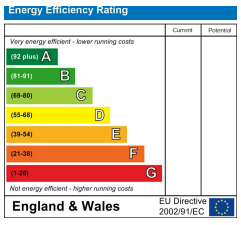
TOTAL FLOOR AREA : 1736 sq.ft. (161.2 sq.m.) approx.

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

Enjoying wonderful views across Swansea Bay towards the iconic Mumbles Head, this attractive four-bedroom detached family home offers spacious and versatile accommodation in a highly convenient location. Combining comfort, practicality and beautiful coastal scenery, it provides an ideal setting for modern family life.

The property is entered via a welcoming hallway with a staircase leading to the first floor. The well-proportioned ground-floor accommodation comprises a convenient cloakroom, comfortable living room, separate dining room, study and a beautifully fitted kitchen.

To the first floor are four bedrooms and a family bathroom featuring both a bath and separate shower enclosure, together with an additional separate WC.

Externally, a driveway provides ample off-road parking and leads to a double garage. To the rear is a well-maintained, enclosed garden, mainly laid to lawn and Summer House complete with power, offering a peaceful and private space for children, entertaining or simply relaxing outdoors.

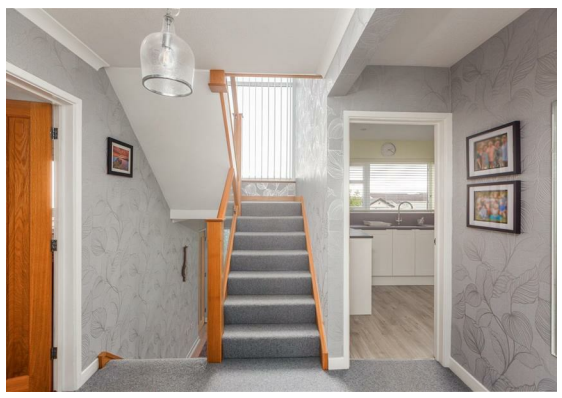
Further benefits include uPVC double glazing, gas central heating and roof-mounted solar panels, which are owned outright by the current owner.

Ideally positioned within the catchment areas for well-regarded local schools, the property also offers convenient access to Tycoch Square, Sketty Cross, Fforestfach and the M4 motorway. This lovely home combines a peaceful residential setting with excellent access to local amenities and the wider city.

Viewing is highly recommended to appreciate the generous accommodation, excellent location and impressive views this wonderful family home has to offer.



FULL DESCRIPTION







GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALLWAY

KITCHEN/BREAKFAST ROOM
14'0" x 9'9" (4.28m x 2.99m)

LIVING ROOM
23'11" x 11'5" (7.29m x 3.48m)

DINING ROOM
9'10" x 9'9" (3.01m x 2.99m)

STUDY
9'10" x 7'4" (3.01m x 2.25m)

FIRST FLOOR

LANDING







BEDROOM 1
14'10" x 9'8" (4.53m x 2.97m)

BEDROOM 2
11'5" x 11'5" (3.50m x 3.48m)

BEDROOM 3
12'11" x 7'7" (3.95m x 2.32m)

BATHROOM
10'2" x 5'2" (3.10m x 1.59m)

BEDROOM 4
10'2" x 8'7" (3.10m x 2.63m)













EXTERNAL

DOUBLE GARAGE
20'8" x 18'11" (6.32m x 5.78m)
There is a EV charger inside the garage.

SERVICES
Mains gas, electric, water (metered) & drainage

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

TENURE
FREEHOLD

COUNICL TAX BANDING
F

EPC RATING
B

N.B.
Solar panels are owned by vendor.