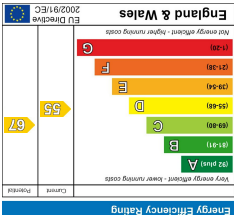
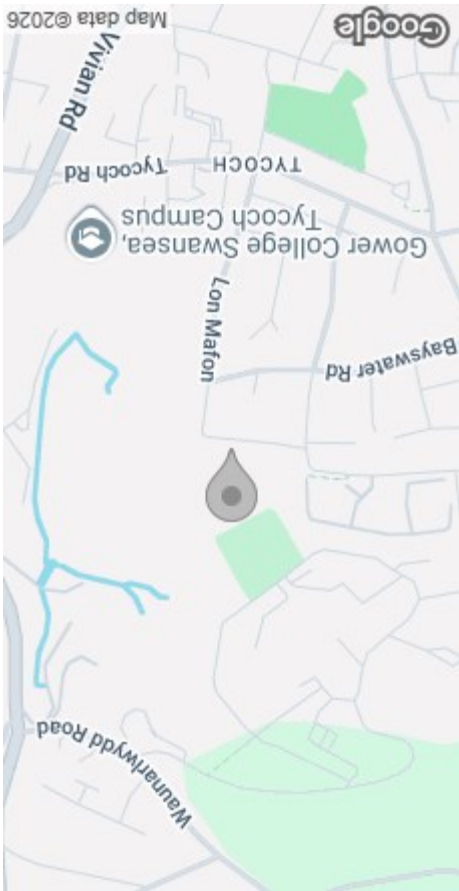
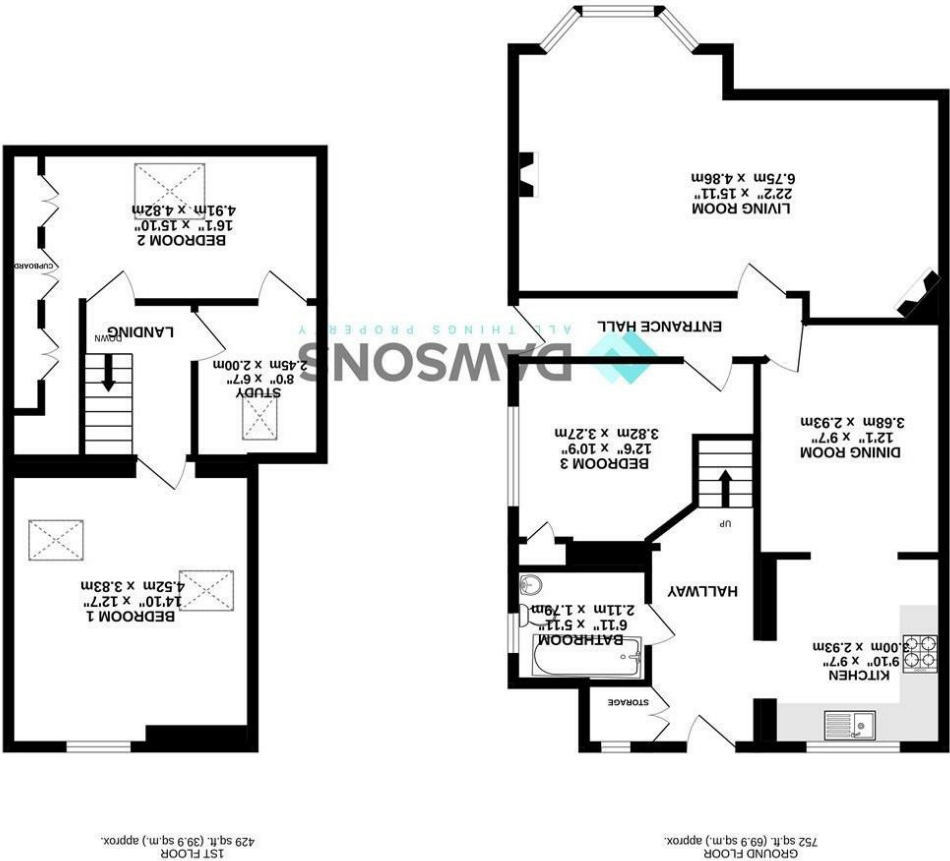


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other space are approximate and no responsibility is taken for any discrepancy or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given. Made with Bluebeam (2026).



EPC

FLOOR PLAN

AREA MAP



GENERAL INFORMATION

Situated in the popular area of Sketty, this semi-detached bungalow is a beautifully modernised semi-detached bungalow offering versatile accommodation arranged over two floors, together with off-road parking and a private rear garden.

The ground floor comprises a welcoming living room, separate dining room which leads through to the modern kitchen, and a convenient bathroom. Also located on this floor is the third bedroom, providing excellent flexibility for guests, family members or those seeking single-level living.

Upstairs, the property offers two further bedrooms, along with a separate study room, ideal for those working from home or requiring additional storage space. The loft conversion benefits from Building Regulations sign-off, providing reassurance that the works have received the appropriate approval.

Externally, the property benefits from off-road parking to the front, while the rear boasts a lovely private garden, providing a pleasant and secluded outdoor space.

Having been modernised throughout, this attractive and versatile home offers well-presented accommodation arranged over two floors, with excellent flexibility and a range of appealing features. Early viewing is highly recommended.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

HALLWAY

LIVING ROOM
22'1" x 15'11" (6.75m x 4.86m)

DINING ROOM
12'0" x 9'7" (3.68m x 2.93m)

STUDY
12'6" x 10'8" (3.82m x 3.27m)

KITCHEN
9'10 x 9'7 (3.00m x 2.92m)

BATHROOM
6'11" x 5'6" (2.11m x 1.70m)

FIRST FLOOR



LANDING
BEDROOM 1
14'9" x 12'6" (4.52m x 3.83m)
BEDROOM 2
16'1" x 15'9" (4.91m x 4.82m)
BEDROOM 3
8'0" x 6'6" (2.45m x 2.00m)

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

PARKING
EXTERNAL

TENURE
Leasehold - 999 years from 1925, 898 years remaining approx.
Ground Rent - £2.23 paid twice a year

EPC RATING
D

COUNCIL TAX BANDING
D

