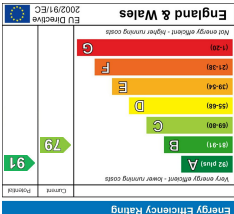
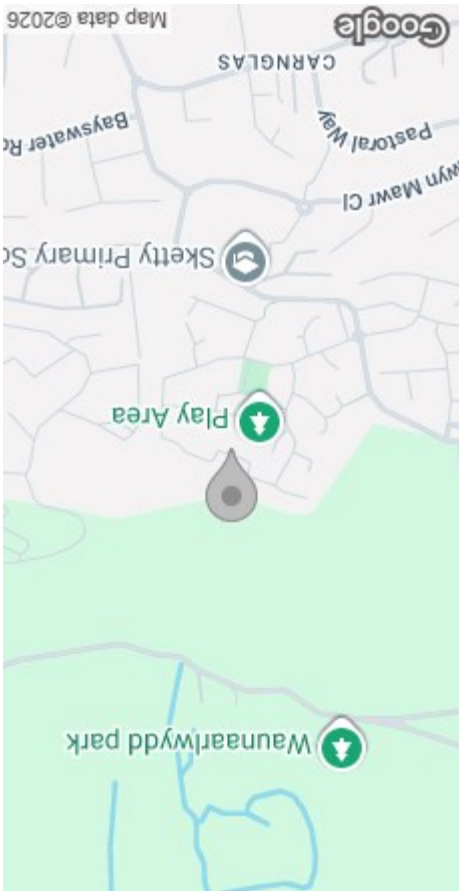


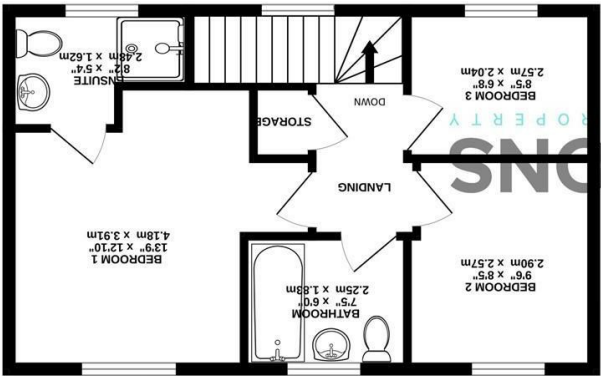
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



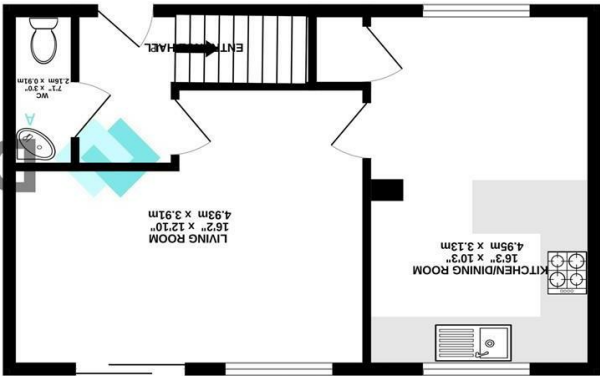
EPC



AREA MAP



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.

FLOOR PLAN



GENERAL INFORMATION

Situated in the highly sought-after Brynderwen area of Sketty, this beautifully presented detached family home offers well-proportioned accommodation and is ideally positioned within the catchment area for highly regarded primary and secondary schools.

The accommodation comprises a welcoming entrance hallway with cloakroom, a comfortable lounge, and a spacious kitchen/dining room providing an excellent space for both everyday living and entertaining. To the first floor are three bedrooms, including the master bedroom with en-suite shower room, together with a modern family bathroom.

Presented in very good condition throughout, the property would make an ideal home for families, professionals, or those looking to move into this desirable residential location.

Externally, the property benefits from a delightful south-facing rear garden, perfect for enjoying the sunshine throughout the day, along with a driveway providing off-road parking and a single garage.

Early viewing is highly recommended to fully appreciate the accommodation, condition, and excellent location this property has to offer.

FULL DESCRIPTION

GROUND FLOOR

KITCHEN/DINING ROOM
16'2" x 10'3" (4.95m x 3.13m)

LIVING ROOM
16'2" x 12'9" (4.93m x 3.91m)

CLOAKROOM

FIRST FLOOR

LANDING

BEDROOM 1
13'8" x 12'9" (4.18m x 3.91m)

EN SUITE
8'1" x 5'3" (2.48m x 1.62m)

BATHROOM
7'4" x 5'4" (2.25m x 1.63m)



BEDROOM 2
9'6" x 8'5" (2.90m x 2.57m)

BEDROOM 3
8'5" x 6'8" (2.57m x 2.04m)

EXTERNAL

TENURE
FREEHOLD

COUNCIL TAX BANDING
E

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

