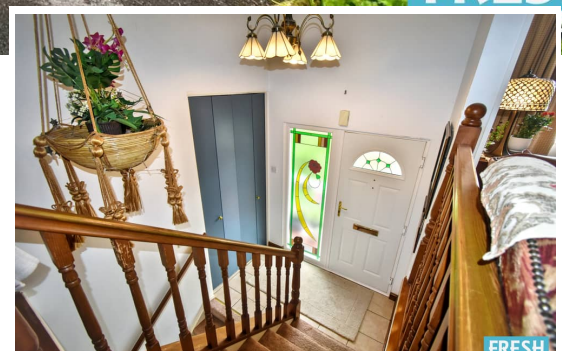




6 Valley View, Sketty, Swansea, SA2 8BG

Asking Price: £535,000

- Substantial Detached Family Home In The Desirable Location Of Derwen Fawr
- Five Bedrooms And Two Bathrooms
- Potential To Develop Further Subject To All Necessary Planning Consents
- Unique Split Level Design Offering Versatile Accommodation
- Conveniently Located To Singleton Hospital And The University



Entrance Mezzanine

The property is entered via a double-glazed entrance door featuring an attractive leaded-pattern frosted glazed panel, opening into a welcoming entrance mezzanine. This versatile space benefits from built-in storage and provides access via a staircase to both the lower ground floor and first floor accommodation, creating an impressive and practical introduction to the home.

First Floor Landing

With medium oak effect laminate flooring, dado rail, textured ceiling with coving and opening to:-

Family Lounge

7.21m x 3.15m (23' 8" x 10' 4")

A spacious and light-filled lounge featuring continuous medium oak-effect laminate flooring, creating a warm and inviting atmosphere. The room is centered around an attractive wooden fire surround with a tiled hearth, providing an appealing focal point. A large double-glazed window overlooks the front garden, flooding the space with natural light, while the open-plan layout offers a comfortable and versatile living area ideal for both relaxing and entertaining.

Dining Room

3.38m x 3.29m (11' 1" x 10' 10")

The dining room is accessed directly from the main lounge and benefits from continued medium oak-effect laminate flooring, creating a seamless flow between the living spaces. A double-glazed window overlooks the rear garden, while double-glazed patio doors open onto a decked balcony, providing an ideal setting for al fresco dining and entertaining. The balcony also features a staircase leading directly down to the rear garden, offering convenient access and enhancing the connection between the indoor and outdoor living areas.

Kitchen

2.82m x 2.77m (9' 3" x 9' 1")

The property benefits from a stylish, fully fitted modern kitchen, featuring an excellent range of cream-coloured matching wall and base units with complementary drawer storage and attractive ornate handles. A colour-coordinated granite work surface provides ample preparation space and incorporates a one-and-a-half bowl sink unit with mixer tap. Integrated appliances include a fan-assisted electric oven, four-ring induction hob and a contemporary stainless steel and glass extractor canopy. The kitchen is further enhanced by ceramic tiled flooring, predominantly tiled walls for ease of maintenance, inset spot lighting, and a double-glazed window overlooking the rear garden, creating a bright and practical space ideal for everyday living.

Inner Hallway

With built in storage cupboard space and doors to:-

Master Bedroom

3.72m x 3.19m (12' 2" x 10' 6")

With ornate coving, ceiling rose and double glazed window to front aspect.

Bedroom Two

2.77m x 2.74m (9' 1" x 9' 0")

With fitted wardrobes, laminate flooring, textured ceiling and double glazed window to rear aspect.

Bathroom

2.72m x 1.61m (8' 11" x 5' 3")

A three-piece suite comprising a panelled bath, vanity wash hand basin with integrated storage below and additional wall-mounted cabinetry above, and a low-level WC. Finished with attractive ceramic tiled flooring, contemporary tiled walls, and a double-glazed frosted rear-facing window, creating a bright and practical space.

Lower Ground Floor Hallway

With doors to:-

Utility Room

2.59m x 2.24m (8' 6" x 7' 4")

A well-appointed and practical utility room fitted with a comprehensive range of matching wall and base units complemented by colour-coordinated roll-edge work surfaces, providing ample storage and preparation space. Features include a twin-bowl stainless steel sink with mixer tap, ceramic tiled flooring, part-tiled walls, and plumbing for both a washing machine and tumble dryer. A double-glazed window to the rear aspect allows for natural light, creating a bright and functional space.

Bedroom Three

3.80m x 2.69m (12' 6" x 8' 10")

With built in wardrobes, coving, ceiling rose and double glazed window to front aspect.

Bedroom Four

3.22m x 2.51m (10' 7" x 8' 3")

With built in storage cupboard space and double glazed window to rear aspect.

Shower Room

2.20m x 1.31m (7' 3" x 4' 4")

A three-piece bathroom suite comprising a walk-in glazed shower cubicle with electric shower, wash hand basin, and low-level WC. The room further benefits from ceramic tiled flooring, inset spotlights, partially tiled walls, and a double-glazed window to the rear aspect.



Office/Study/Bedroom Five

3.02m x 2.68m (9' 11" x 8' 10")

A versatile and well-proportioned room offering excellent flexibility for modern family living. Ideal as an additional bedroom for a growing family, this space could equally serve as a home office, study, playroom, sitting room, or hobby room. Benefiting from fitted shelving and a double-glazed window to the front aspect, the room enjoys plenty of natural light and provides a practical solution to a variety of lifestyle needs.

Work Studio/Storage

3.26m x 3.08m (10' 8" x 10' 1")

Originally forming the property's integral garage, this versatile converted space is currently utilised as a useful storage area and workshop. Benefiting from fitted storage cupboards and housing the wall-mounted boiler providing domestic hot water and gas central heating, the room offers excellent practicality. With direct access to the rear garden, the space presents exciting potential for further development or conversion, subject to obtaining the necessary planning permissions and building regulation approvals.

External

Externally, the property enjoys a generous tarmacadam driveway to the front, providing off-road parking for numerous vehicles. The front garden is laid to lawn and is level, private and enclosed, complemented by a selection of mature shrubs and trees that create an attractive first impression.

A gated side entrance leads to the impressive enclosed rear garden, which has been beautifully established with an abundance of mature shrubs, colourful flower borders, evergreen planting and perennial beds, creating a delightful outdoor retreat. The garden also benefits from a patio seating area, an attractive raised decked terrace ideal for outdoor dining and entertaining, a feature garden pond, fenced boundaries and a useful garden shed.

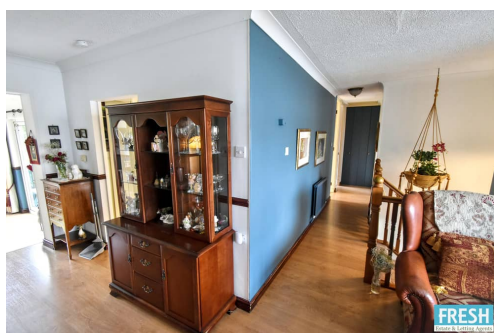
A staircase leads from the garden to a first-floor decked balcony, offering a wonderful elevated seating area with picturesque views over the landscaped gardens, making it the perfect place to relax and enjoy the peaceful surroundings

IMPORTANT FEE INFORMATION

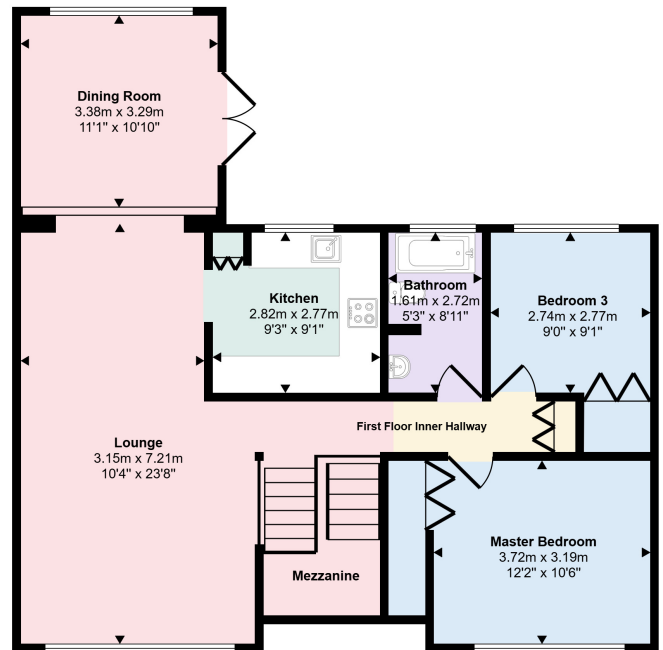
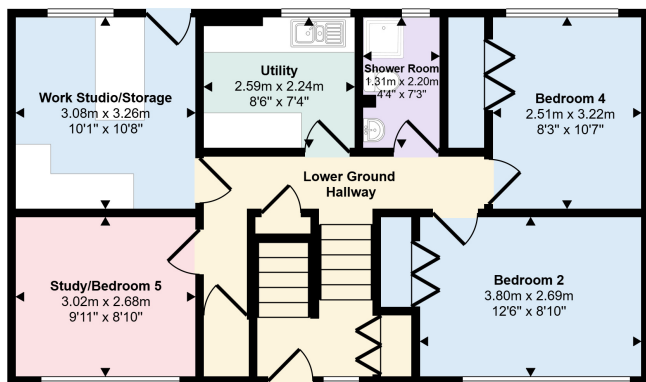
A Buyer's Premium of £240 (inc. VAT) and a Buyer's Deposit of £300 apply to this purchase. Total payable upfront: £540, plus £15 per purchaser for AML / identity checks.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



Approx Gross Internal Area
144 sq m / 1550 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

