Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Lon Iorwg
Sketty
Swansea
SA2 9EN

£259,995











- Location: Desirable Sketty position
- Condition: Newly refurbished throughout
- Living Space: Open-plan kitchen/lounge/diner
- Bedrooms: 3 well-proportioned rooms
- Outside: Front & enclosed rear gardens
- Parking: Private off-road driveway
- Views: Coastal/sea views from rear
- Chain Status: No onward chain

Ref: PRM12512

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Viewing Instructions: Strictly By Appointment Only

General Description

A newly refurbished 3-bedroom semi-detached bungalow in desirable Sketty. Features a modern open-plan kitchen/lounge/diner, stylish bathroom, front and enclosed rear gardens, plus driveway parking. Enjoy rear sea views in a location close to local schools, Singleton Hospital, University, and coastal beaches. Offered with no onward chain—ideal for downsizing or first-time buyers.

Accommodation

Entrance Hall

Composite door to side, newly carpeted.

Open Plan Kitchen / Dining / Sitting Room (16' 8" x 18' 1") or (5.09m x 5.50m)

Bright and airy living space which includes:
Kitchen Area; Newly installed kitchen with base and wall units, worktops, splash backs, integrated 4-ring electric hob with oven and stainless steel extractor fan over, plumbing for washing machine and dish washer, space for fridge freezer, Herringbone vinyl flooring, spotlighting, two uPVC double glazed windows with far reaching Sea views..

Lounge dining area: newly carpeted with LED spotlighting, uPVC double glazed window to side and radiators.

Bedroom 1 (13' 0" x 9' 9") or (3.95m x 2.98m)

uPVC double glazed Bay window to front, newly carpeted, radiator.

Bedroom 2 (11' 4" x 11' 7") or (3.46m x 3.52m)

uPVC double glazed window to front, newly carpeted, radiator.

Bedroom 3 (11' 8" x 11' 6") or (3.55m x 3.50m)

uPVC double glazed window to rear with Sea View, newly carpeted, radiator.

Bathroom (11' 6" x 5' 6") or (3.50m x 1.68m)

Newly installed modern bathroom suite which includes: paneled bath with shower mixer tap over and screen, vanity style wash hand basin, low level WC, Herringbone style vinyl flooring, tiled splash backs and heated towel rail, LED spotlighting.

EXTERNALLY

To front: garden area and frontage laid mainly to lawn, driveway front front to side, gated access to rear.

To rear: enclosed rear garden, with raised timber decked sun terraced with far reaching Sea Views.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:77

Tenure

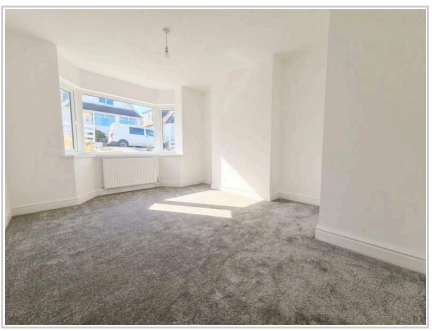
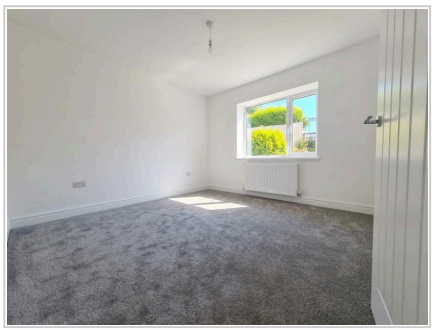
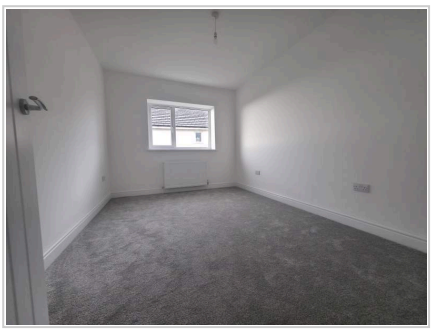
We are informed that the tenure is Freehold

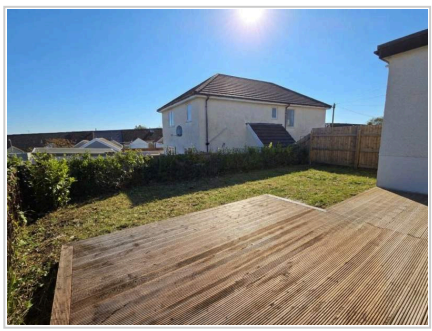
Council Tax

Band D









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