



24 Pant Yr Odyn, Sketty, Swansea, SA2 9GR

£340,000

Set within the ever popular area of Sketty, this four bedroom detached home offers an excellent setting for family life, with well regarded schools and everyday amenities close at hand. Sketty Primary School is within easy reach and the property falls within the Olchfa School catchment area, making it a strong choice for growing families. Swansea City Centre and the M4 are also easily accessible, ensuring convenience for both work and leisure.

The accommodation is thoughtfully arranged to support modern living. The ground floor offers a hall leading to a comfortable living room, a separate dining room and a kitchen/breakfast room, alongside a useful utility room and WC. Upstairs, four well proportioned bedrooms provide flexibility for family life, with two benefiting from their own en suite shower rooms, in addition to a family bathroom. From the front bedrooms, there are attractive sea views that bring a sense of openness to the home.

Externally, the property continues to impress. The frontage provides off road parking for two vehicles along with access to the garage and a neatly kept lawn. To the rear, the garden has been carefully maintained and offers a private and inviting space, with a lawn, a patio area suited to outdoor dining and established borders that provide colour through the seasons.

The Accommodation Comprises

Ground Floor

Hall 6'7" x 2'0" (2.00m x 0.62m)

Entered via front door, staircase leading to the first floor, laminate flooring, radiator.

Living Room 13'6" x 13'10" (4.11m x 4.21m)



Double glazed window to the front, feature fireplace with decorative surround, laminate flooring, and a radiator.



Dining Room 9'2" x 7'9" (2.79m x 2.36m)



Door leading to rear garden, laminate flooring, radiator.

Kitchen/Breakfast Room 9'2" x 12'4" (2.79m x 3.77m)



A well appointed kitchen fitted with a matching range of base and wall units with ample worktop space, incorporating a 1+1/2 bowl sink, built-in dishwasher and space for a fridge/freezer. There is a gas cooker with four ring hob and pull-out extractor hood over. A double glazed window to the rear, complemented by tiled flooring and a radiator.



Utility Room 5'0" x 5'1" (1.53m x 1.54m)



Plumbing for washing machine, tiled flooring, radiator.

WC 3'10" x 5'1" (1.16m x 1.54m)



Fitted with two piece suite comprising, wash hand basin and WC. Tiled flooring, radiator, frosted double glazed window to rear.

First Floor

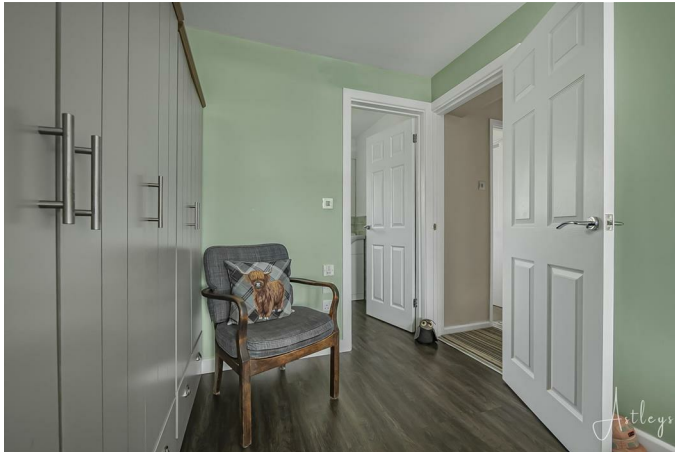
Landing 5'9" x 6'2" (1.75m x 1.89m)

Storage cupboard, fitted carpet.

Master Bedroom 17'2" x 7'11" (5.22m x 2.42m)



Double glazed window to the front elevation offering beautiful sea views, laminate flooring, and a radiator.



En-suite Shower Room 5'4" x 7'11" (1.63m x 2.42m)



A well presented bathroom fitted with a three piece suite including a shower cubicle, wash hand basin and WC. Finished with laminate flooring, a heated towel rail, and a frosted double glazed window to the rear.

Bedroom 2 6'3" x 8'5" (1.91m x 2.57m)



Double glazed window to front with stunning sea views, laminate flooring, radiator.

En-suite Shower Room 4'5" x 8'5" (1.34m x 2.57m)



Fitted three piece suite with comprising, shower cubicle, wash hand basin and WC. Part tiled walls, laminate flooring, heated towel rail, frosted double glazed window to side.



Bedroom 3 8'6" x 10'2" (2.60m x 3.10m)



Double glazed window to rear, laminate flooring, radiator.

Bedroom 4 6'7" x 7'11" (2.00m x 2.41m)



Double glazed window to front, storage cupboard, fitted carpet.

Bathroom 5'4" x 6'2" (1.63m x 1.88m)



"Fitted with a three piece suite comprising a bath with shower over, wash hand basin and WC. Vinyl flooring, heated towel rail, and a frosted double glazed window to the rear elevation

External



The front of the property offers off-road parking for two vehicles, access to the garage and a neatly presented lawn.

To the rear is a particularly attractive and beautifully maintained garden, featuring a well-kept lawn, a patio seating area ideal for outdoor entertaining and colourful flower borders with a variety of established plants.



Garage 16'6" x 9'4" (5.04m x 2.85m)

Up and over door.

Aerial Images



Agents Note

Tenure _ Freehold

Council Tax Band - E

Parking - Driveway and Garage

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Mains Water.

Mobile coverage - EE Vodafone Three O2

Broadband - Standard - 11 Mbps Superfast 80 Mbps

Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky

