



## 36 Pastoral Way, Sketty, Swansea, SA2 9LY

**£420,000**

Exceptional Detached Family Home with Panoramic Sea Views within one of Sketty's most sought-after residential locations, this impressive detached family home enjoys breathtaking panoramic sea views across Swansea Bay and offers spacious, versatile accommodation arranged over three floors.

The property welcomes you via an entrance porch into the hallway, setting the tone for the well-proportioned living spaces throughout. The first floor features a fitted kitchen, formal dining room, study/home office, and an expansive lounge with direct access to a balcony, providing the perfect vantage point from which to enjoy the spectacular coastal outlook. To the upper floor are four spacious bedrooms, a family bathroom and separate WC, offering excellent accommodation for growing families and visiting guests alike. Externally, the property continues to impress with ample off road parking and a double garage, and attractive outdoor space. Offered to the market with no onward chain, this wonderful home presents a rare opportunity to secure a substantial family residence in a highly desirable location. Situated in the prestigious and highly regarded area of Sketty, the property benefits from excellent access to a wealth of local amenities. Nearby are the popular shopping facilities at Tycoch and Sketty Cross, offering supermarkets, cafés, restaurants, independent shops, and everyday conveniences. Families are particularly drawn to the area for its excellent educational provision, with well-regarded schools including Sketty Primary School, Olchfa School, Parkland Primary School, Hendrefoilan Primary School, and Bishop Gore School all within easy reach.

## The Accommodation Comprises

### Ground Floor

#### Porch 2'10" x 5'10" (0.87m x 1.79m)

Entered via front door, with double glazed window to front, tiled flooring, door leading into the hallway.

#### Hall 11'2" x 5'10" (3.40m x 1.79m)



The hallway provides a welcoming entrance to the home, with a short staircase leading to the main living accommodation. Benefiting from a useful understairs storage cupboard, it offers practical space for storage, while a door provides access to the convenient ground floor WC.

#### WC 5'1" x 3'1" (1.54m x 0.94m)



Two piece suite comprising, wash hand basin and WC. Half tiled walls, tiled flooring, frosted double glazed window to front.

### First Floor

#### Hallway 14'8" x 5'10" (4.47m x 1.79m)



Staircase to second floor, radiator.

#### Lounge 25'2" x 11'5" (7.66m x 3.49m)



A bright and spacious lounge enjoying an abundance of natural light from double glazed windows to the side and rear elevations. The room features a gas fire with inset and decorative surround, creating an attractive focal point, two radiators. Double glazed sliding doors open directly onto the balcony, offering the perfect space to relax and take in the stunning panoramic sea views.



### Balcony

### Dining Room 10'2" x 9'10" (3.09m x 3.00m)



The dining room features a double glazed window overlooking the rear aspect and a radiator. Conveniently positioned adjacent to the kitchen, the room offers excellent potential to create a modern open-plan kitchen/dining space, subject to any necessary consents, making it ideal for contemporary family living and entertaining.

### Kitchen 14'2" x 9'10" (4.33m x 3.00m)



The kitchen is fitted with a range of wall and base units with complementary worktop space and tiled splashbacks. A stainless steel sink unit is positioned beneath a double glazed front facing window, allowing you to enjoy the impressive sea views while preparing meals. There is space for a fridge, freezer, dishwasher, washing machine and cooker, while a double glazed door to the side provides convenient access to the exterior.

### Study 10'2" x 7'6" (3.09m x 2.29m)

Double glazed window to rear, radiator.

### Second Floor

### Landing 11'4" x 5'11" (3.46m x 1.80m)



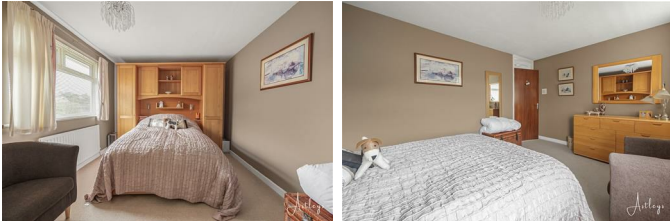
Enhanced by a tall double glazed window to the front elevation, flooding the space with natural light and enjoying attractive sea views. Additional features include a useful storage cupboard and access to the loft, providing valuable storage and practicality.

**Bedroom 1 11'0" x 11'9" (3.35m x 3.58m)**



Bedroom One is a well proportioned room featuring double glazed windows to the front and side aspects, taking full advantage of the panoramic sea views. The room benefits from two double wardrobes providing excellent built-in storage, along with a radiator.

**Bedroom 2 10'1" x 14'10" (3.08m x 4.53m)**



Two double glazed windows to rear, radiator.

**Bedroom 3 7'8" x 13'2" (2.33m x 4.01m)**



Double glazed window to rear, radiator.

**Bedroom 4 7'9" x 10'2" (2.37m x 3.09m)**



Double glazed window to front with panoramic views of sea, radiator.

**Bathroom 5'8" x 10'0" (1.72m x 3.05m)**



Three piece suite with comprising, bath, wash hand basin and tiled shower cubicle. Half tiled walls, tiled flooring, radiator, frosted double glazed window to side.

**WC 2'11" x 7'0" (0.89m x 2.13m)**



WC. Half tiled wall, tiled flooring, radiator.

## Garage 20'0" (max) x 20'0" (6.12m (max) x 6.12m)

### External



Externally, the property is set behind a well maintained lawned garden and benefits from a block paved driveway providing ample off road parking, along with access to the garage via an electric door.

Side access is available on both sides of the property, leading to the rear garden. The rear garden features mature shrubs and trees, creating a pleasant outdoor setting, together with a paved patio area ideal for entertaining and lawned sections.

### Rear Garden



### Aerial Images

### Agents Note

Tenure \_ Freehold

Council Tax Band - F

Parking - Driveway and Double Garage

Services - Services - Mains electric. Mains sewerage.

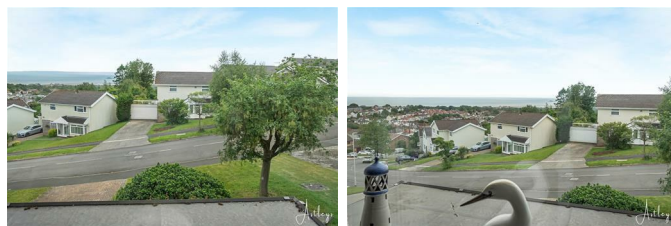
Mains Gas. Mains Water.

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 15 Mbps Superfast 80 Mbps Ultrafast  
1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

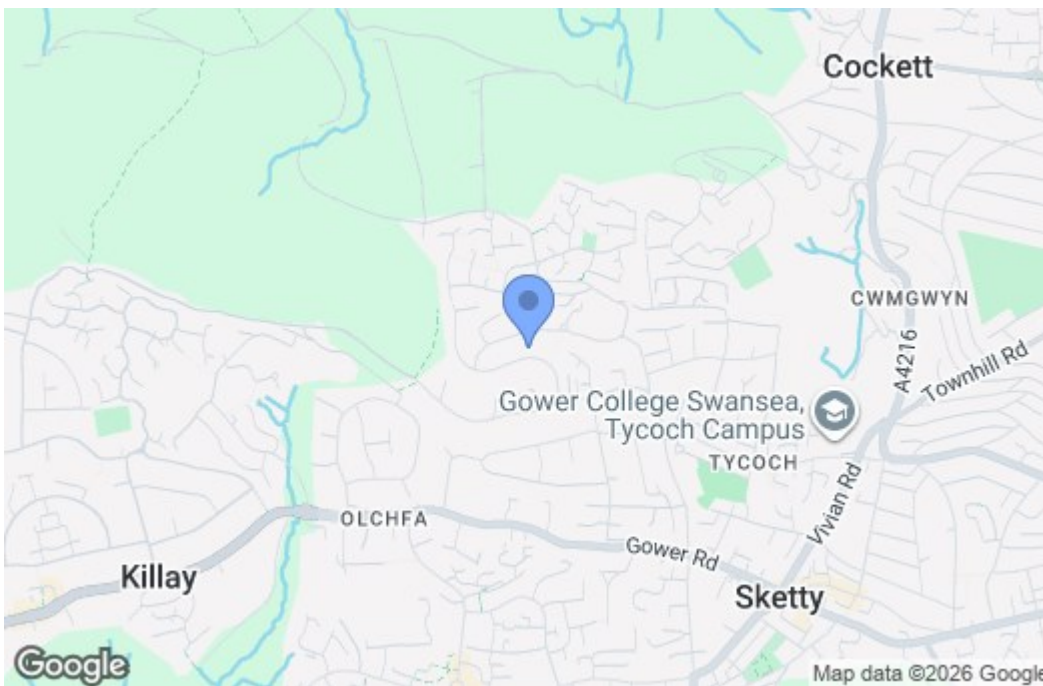
### Views from the front aspect



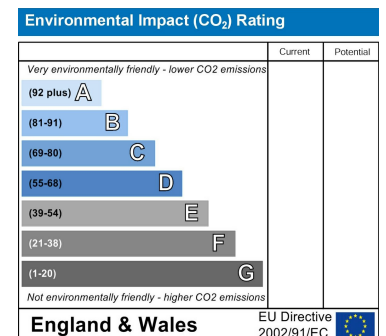
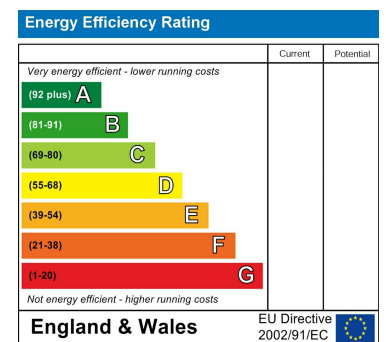
## Floor Plan



## Area Map



## Energy Efficiency Graph



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