

## 25 De La Beche Road, Sketty, Swansea, SA2 9AR

**£315,000**

\*\*\*Video tour available\*\*\*

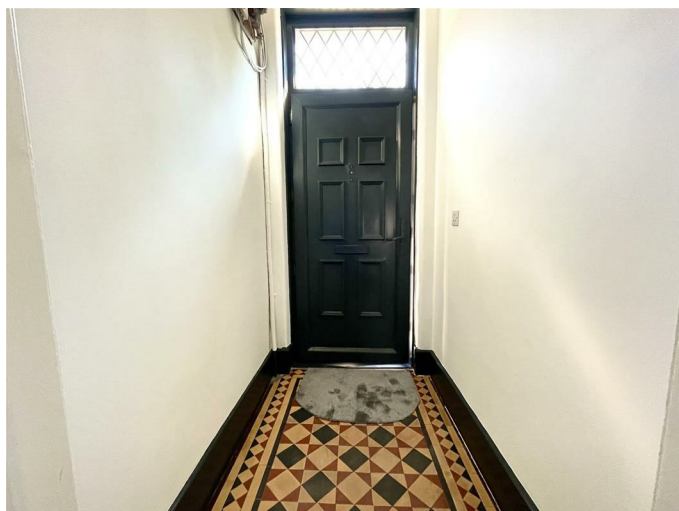
A beautiful four bedroom middle terrace property for sale with no onward chain, recently refurbished to a high standard. The property is conveniently located within walking distance of local schools, Swansea University, Swansea bay promenade, Singleton Hospital and Park, as well as all the amenities Sketty has to offer including the local cafes, shops and launderette. Great transport links to the Uplands, Mumbles and Swansea City Centre. The accommodation comprises to the ground floor a porch, hallway with staircase leading to the first floor, living room, sitting room, kitchen and dining room. To the first floor there are four bedrooms with en-suite shower room off the master and bathroom. Externally to the front of the there is a patio court yard. To the rear of the property there is an enclosed rear garden with a lawned area. There is also off road parking at the rear of the property.

Viewing is highly recommended.

## The Accommodation Comprises

### Ground Floor

#### Porch



Entered via front door, tiled flooring.

#### Hallway

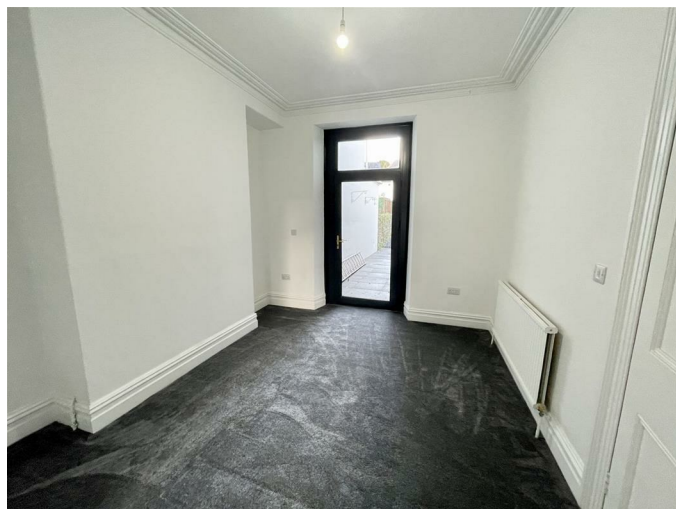
Staircase leading to first floor, fitted carpet, radiator.

#### Living Room 12'0" x 11'11" (3.65m x 3.64m)



Double glazed bay window to front, open plan to sitting room, fitted carpet, radiator.

#### Sitting Room 11'9" x 9'8" (3.57m x 2.94m)



Door leading to enclosed rear garden, fitted carpet, radiator.

#### Kitchen/Dining Room 25'0" x 9'3" (7.61m x 2.83m)



Fitted with a matching range of wall and base units with worktop over, 1+1/2 bowl sink unit, built-in electric oven and gas hob. Plumbing for a washing machine, space for fridge/freezer, double glazed windows to side and rear, vinyl flooring, radiator.

#### First Floor



**Landing**



**Bedroom 1 16'5" x 9'3" (5.00m x 2.83m)**



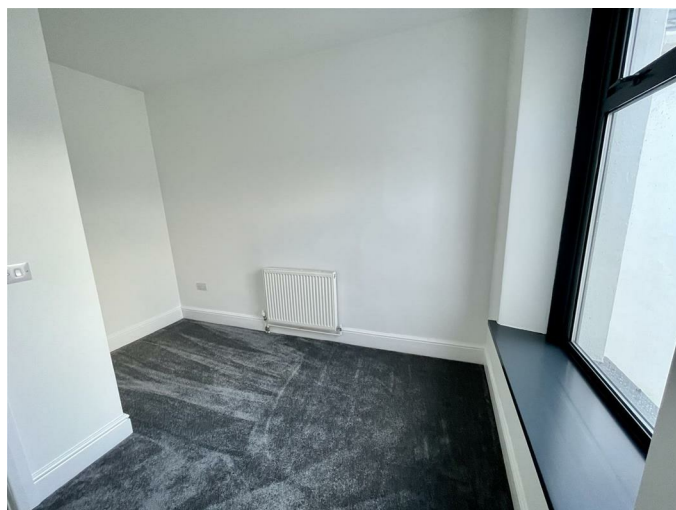
Double glazed window to rear, fitted carpet, radiator.

**En-suite Shower Room**



Fitted with two piece suite comprising shower cubicle, toilet with wash hand basin, part tiled walls, vinyl flooring, radiator.

**Bedroom 2 12'1" x 9'5" (3.68m x 2.87m)**



Double glazed window to rear, fitted carpet, radiator.

### Bedroom 3 11'7" x 8'1" (3.54m x 2.47m)



Double glazed window to front, fitted carpet, radiator.

### Bedroom 4 11'7" x 7'11" (3.54m x 2.42m)



Double glazed window to front, fitted carpet, radiator.

### Bathroom



Fitted with three piece suite comprising bath, wash hand basin and WC. Frosted double glazed window to side, part tiled walls, vinyl flooring, radiator.

### External

To the front of the property there is a patio court yard.

### Rear Garden



To the rear of the property is an enclosed rear garden with a lawned area. There is also off road parking.

### Tenure

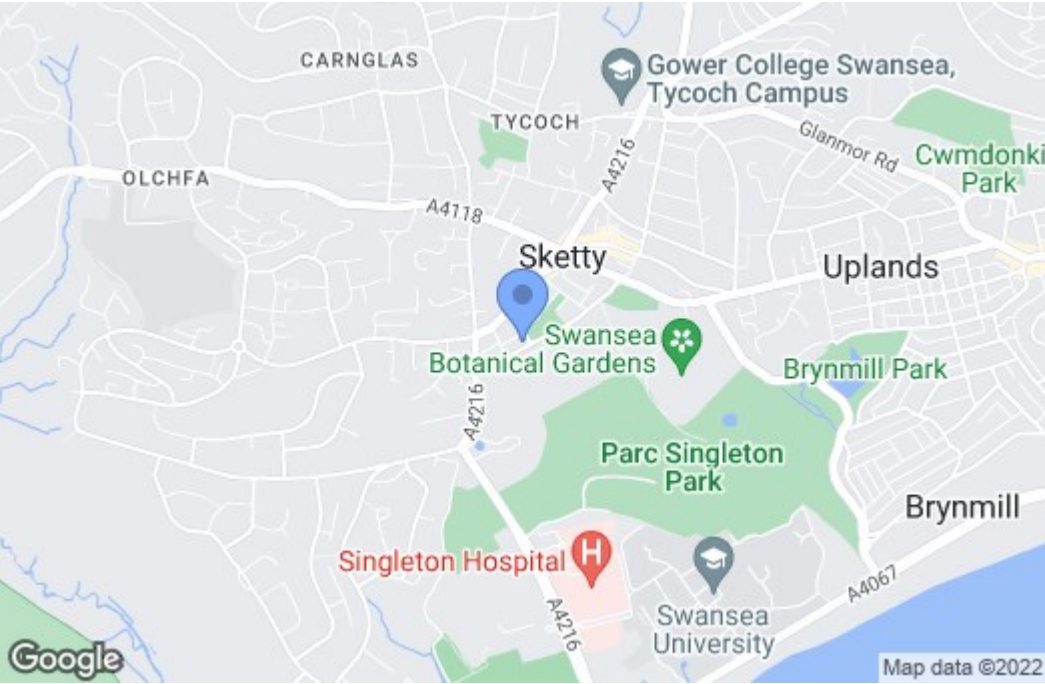
Freehold

Council Tax - E (2022/2023 - £2178.51MIN)

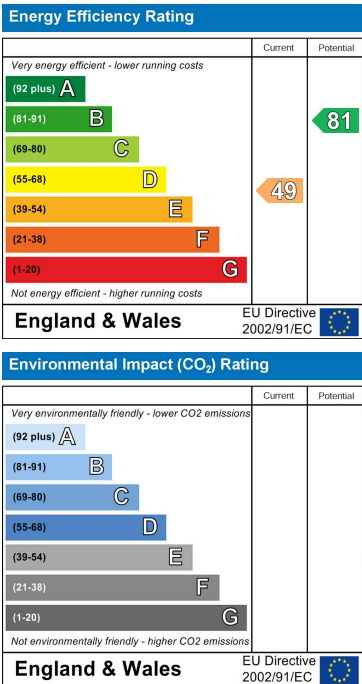
Floor Plan



Area Map



Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.