



## Noddfa Westbourne Grove, Sketty, Swansea, SA2 9DT

**Offers Over £299,950**

A detached three bedroom family home situated in the highly sought-after area of Sketty. The location is truly exceptional, offering excellent access to local amenities, highly regarded schools, and superb transport links. The property is ideally positioned within close proximity to a range of everyday amenities and falls within popular catchment areas for primary, secondary, and college education. Swansea University and Singleton Hospital are easily accessible, while Swansea city centre benefits from excellent transport connections across the city. For those who enjoy coastal living, Swansea Bay and the beach are just a short 10-minute drive away.

The accommodation comprises, to the ground floor, an entrance porch and hallway leading to a spacious open-plan lounge/dining room, kitchen and a convenient WC. To the first floor are two double bedrooms, one single bedroom, and a recently modernised family bathroom. Externally, the property benefits from driveway complete with an electric vehicle charging point. Side access leads to the rear garden, which features a pleasant decking area ideal for outdoor dining or relaxing, with steps down to a low-maintenance enclosed garden and a door providing access to the basement, offering useful additional storage.

## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via door to front, door to the hallway.

#### Hall

Staircase to first floor, laminated flooring, radiator.

**Dining Area 11'1" m (into bay) x 11'4" (3.40 m (into bay) x 3.47m)**



Double glazed bay window to front, double glazed window to side, laminate flooring, radiator, open plan to the lounge.



**Lounge 12'2" x 11'5" (3.70m x 3.47m)**



Double glazed window to side, radiator, laminate flooring, radiator, double glazed double doors to the rear garden, door to the kitchen.

**Kitchen 14'1" x 9'2" (4.29m x 2.79m)**



Fitted with a wall and base units with worktop space over, 1+1/2 bowl sink unit, tiled splashbacks, plumbing for washing machine, space for fridge/freezer and cooker, radiator, tiled flooring, wall mounted boiler, double glazed windows to side and rear, double glazed stable door to side leading to the rear garden.

#### WC/Pantry

Saniflo style toilet.

#### First Floor

### Landing

Double glazed window to side, storage cupboard, access to loft which is partly boarded with a pull down ladder.

### Bedroom 1 9'5" x 15'1" (2.87m x 4.59m)



Double glazed window to front, fitted wardrobes, radiator.

### Bedroom 2 12'2" x 8'10" (3.70m x 2.70m)



Double glazed window to rear, radiator.



### Bedroom 3 6'9" x 9'2" (2.06m x 2.80m)



Double glazed window to side and rear, radiator.

## Bathroom



Four piece suite comprising bath, shower cubicle, vanity wash hand basin and WC. Tiled walls, tiled flooring, heated towel rail, frosted double glazed window to side.

## Basement

### External

To the front of the property is off road parking with an electric charging point with gated accesses to either side of the property leading through to the rear.

The rear garden has a raised decked sitting terrace with steps down to the garden. Low maintenance with flower beds and a Basement providing storage space.

## Rear Garden



## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - F

Services - Mains electric. Mains sewerage. Mains Gas. Mains water.

Parking - Driveway

Mobile coverage - EE Vodafone Three O2

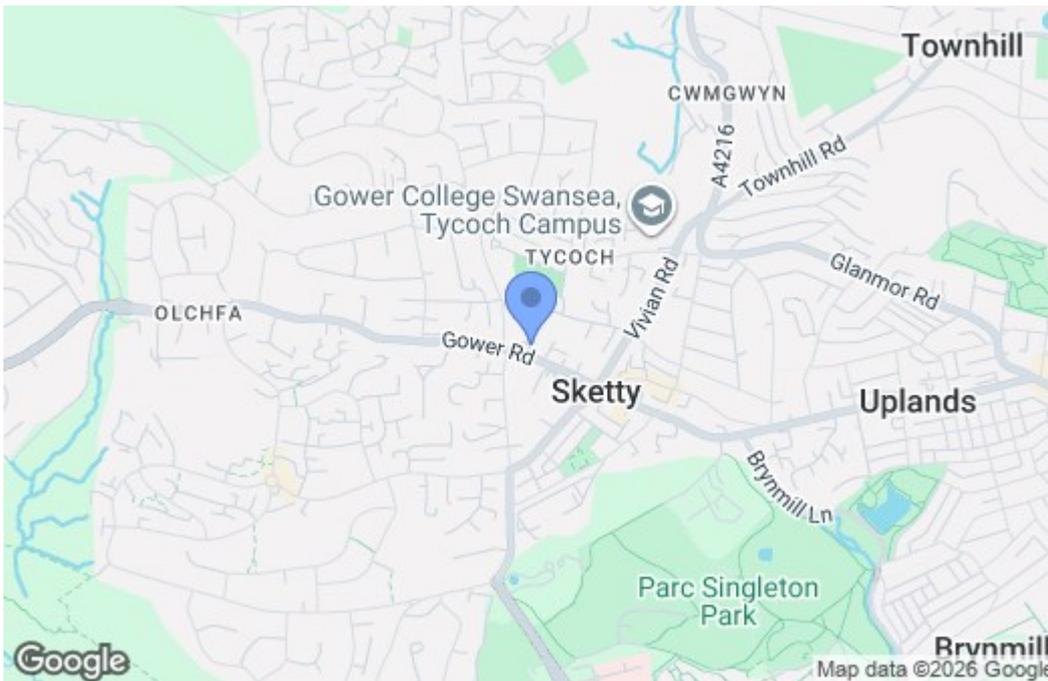
Broadband - Basic 16 Mbps Superfast 80 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

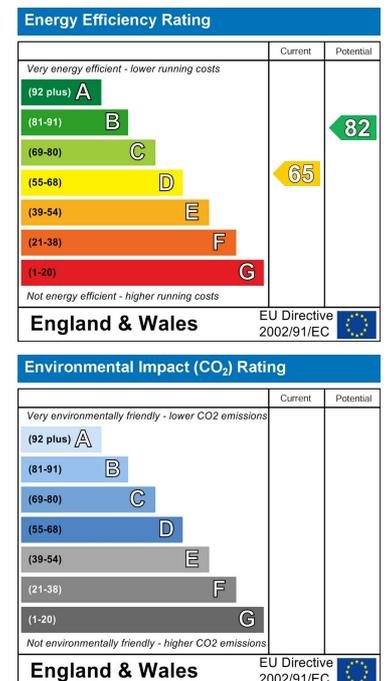
## Floor Plan



## Area Map



## Energy Efficiency Graph



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