



24 Sketty Park Close, Sketty, Swansea, SA2 8LR

Offers Over £240,000

Offered for sale with No Chain, this two bedroom semi-detached home presents an excellent opportunity to acquire a property with fantastic scope and potential in the highly desirable SA2 area. Requiring modernisation throughout, the property offers the perfect chance for buyers to create and personalise a home to their own taste and specification. The accommodation comprises an entrance hall, open plan lounge and dining area, kitchen with breakfast area, and a ground floor WC. To the first floor are two bedrooms and a family bathroom. Externally, the property benefits from both front and rear gardens, together with a driveway and garage, providing off-road parking and additional storage. Situated within the sought-after area of Sketty, the property enjoys a peaceful residential setting while remaining conveniently close to local shops, schools and amenities. Sketty Park Close is ideally positioned for access to Swansea City Centre, as well as the beautiful seafront and surrounding green spaces, making it a superb location for a wide range of buyers.

The Accommodation Comprises

Ground Floor

Entrance Hall



Entered via door to front, staircase to first floor, radiator.

Study 6'8" x 6'4" (2.03m x 1.93m)



Double glazed window to side, radiator.

Lounge 12'8" x 11'7" (3.85m x 3.52m)



Double glazed window to front, coal effect gas fire fireplace set in surround, radiator, open plan to the dining area.

Dining Area 7'11" x 10'3" (2.41m x 3.12m)



Open plan to the kitchen, double glazed double doors to garden, radiator and open plan to the kitchen.

Kitchen 7'11" x 7'8" (2.41m x 2.33m)



Fitted with wall and base units and worktop space, breakfast bar, stainless steel sink unit, built-in electric oven and four ring gas hob with extractor fan over. Double glazed window to side, open plan to the breakfast area.

Breakfast Area 5'0" x 9'8" (1.53m x 2.95m)

Double glazed window to rear, breakfast bar.

Porch

Door to rear and door to WC.

WC

Two piece suite comprising and wash hand basin, half tiled walls, radiator, frosted double glazed window to side.

First Floor

Landing

Double glazed window to side, access to loft.

Bedroom 1 10'10" x 14'8" (3.30m x 4.48m)



Double glazed window to front, radiator.

Bedroom 2 10'1" x 10'0" (3.07m x 3.06m)



Double glazed window to rear, radiator.

Bathroom



Three piece suite comprising bath with shower over, wash hand basin and WC. Tiled walls, frosted double glazed window to rear.

External



Externally, to the front of the property there is a driveway providing access to the garage, alongside a well-maintained lawn bordered by mature hedging, offering a good degree of privacy.

Side access leads through to the rear garden, where you will find a patio area ideal for outdoor seating and entertaining, complemented by a lawned garden.



Garage

With up and over door, wall mounted boiler, double glazed window to rear and door to rear.

Agents Note

Tenure - Freehold

Council Tax Band - D

Services - Mains electric. Mains sewerage. Main Gas Water Meter.

Parking - Driveway & Garage

Mobile coverage EE Vodafone Three O2

Broadband - Basic 17 Mbps Superfast 80 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

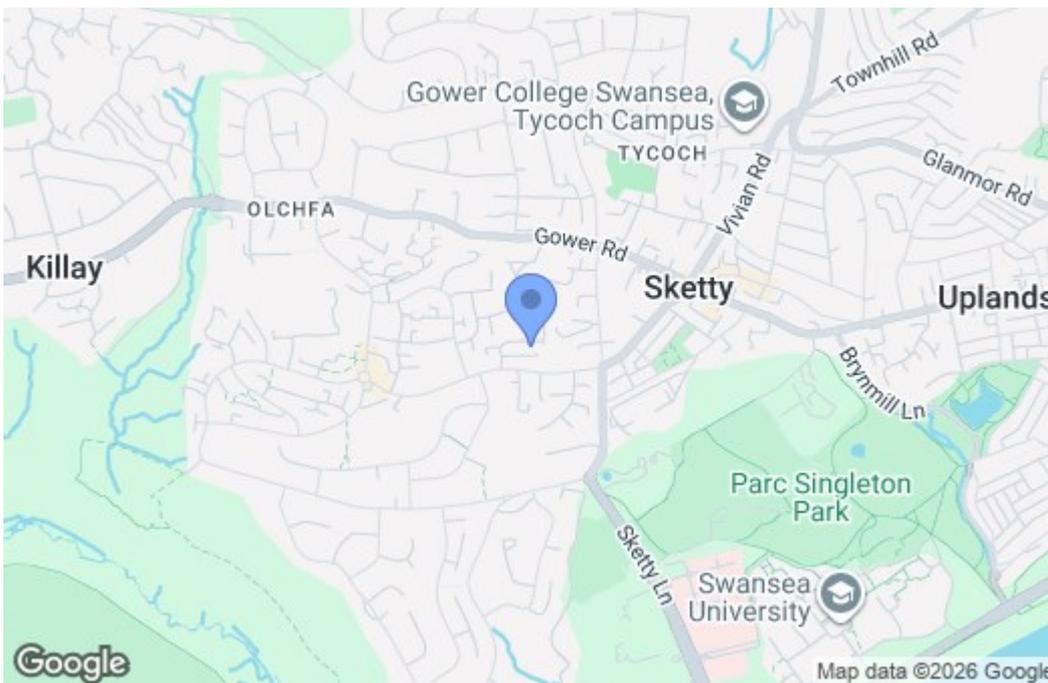
Aerial Images



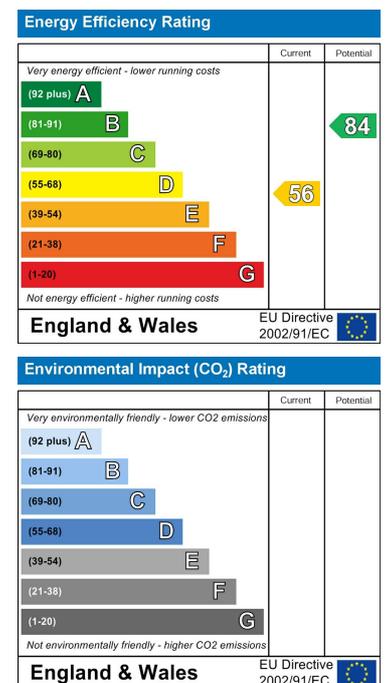
Floor Plan



Area Map



Energy Efficiency Graph



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