



## 63 Parkway, Sketty, Swansea, SA2 8JQ

**£180,000**

A semi-detached house presents an excellent opportunity for first-time buyers eager to enter the property market. The ground floor comprises of an entrance hall, lounge, dining room with door to the kitchen. On the first floor, you will find two bedrooms along with the bathroom. Externally, the house boasts a front garden and a driveway, providing convenient off-road parking. The rear garden is enclosed and low maintenance. This property is just a stone's throw away from local amenities, ensuring that everything you need is within easy reach. The proximity to Swansea University and Singleton Hospital makes it particularly appealing for students and healthcare professionals alike. Additionally, the stunning seafront at Swansea Bay and the picturesque village of Mumbles are only a short drive away, offering delightful options for leisure and recreation. With excellent transport links and access to well-regarded local schools, this property not only provides a comfortable home but also a vibrant community lifestyle. This is a rare opportunity to secure a delightful residence in a desirable area, and it is not to be missed.

## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via door to front, staircase to first floor, radiator, door leading into the lounge

#### Lounge/Dining Room 17'7 (max) x 9'4" (5.36m (max) x 2.84m)



Double glazed windows to front and rear, laminated flooring, radiator.

#### Breakfast Area 12'1" x 6'11" (3.68m x 2.11m)



Double glazed window to rear, Storage cupboards one housing the boiler, door to the kitchen.

#### Kitchen 15'7" x 5'9" (4.76m x 1.74m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge and freezer, built-in electric oven and a four ring hob with extractor hood, double glazed windows to front and rear, radiator, double glazed door to rear leading to the garden.

### First Floor

#### Landing

Double glazed window to side.

#### Bedroom 1 8'8" x 15'1" (2.64m x 4.60m)



Double glazed window to front, radiator.

### Bedroom 2 9'4" x 11'3" (2.84m x 3.43m)



Double glazed window to rear, radiator.

### Bathroom



Three piece suite comprising a bath, wash hand basin and WC.

### External



To the front of the property is a driveway



### Agents Note

Tenure - Freehold

Council Tax Band - D

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

Parking - Driveway

Mobile coverage - EE Vodafone Three O2

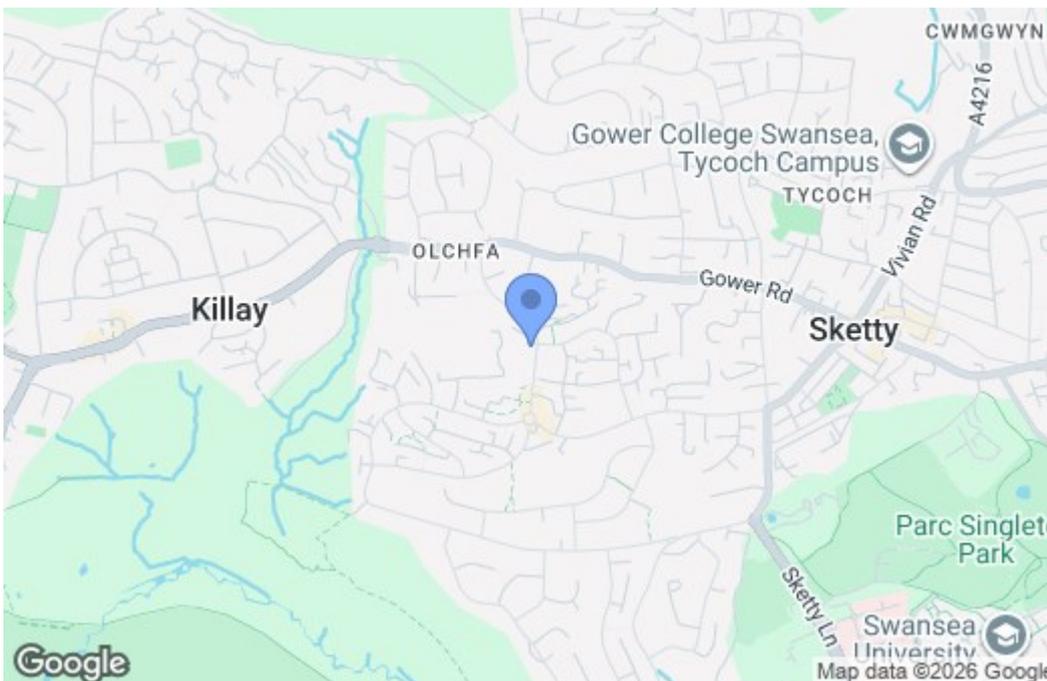
Broadband - Basic 16 Mbps Superfast 80 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

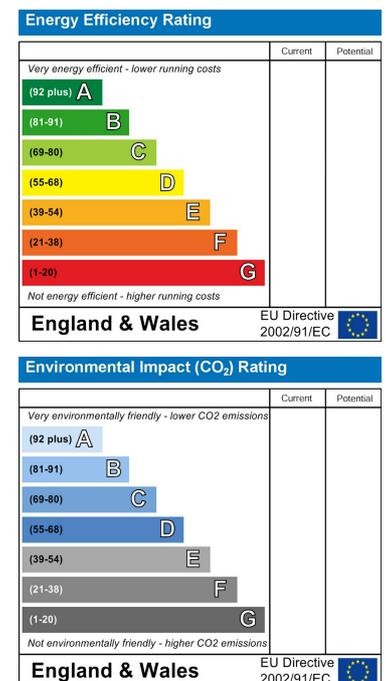
## Floor Plan



## Area Map



## Energy Efficiency Graph



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