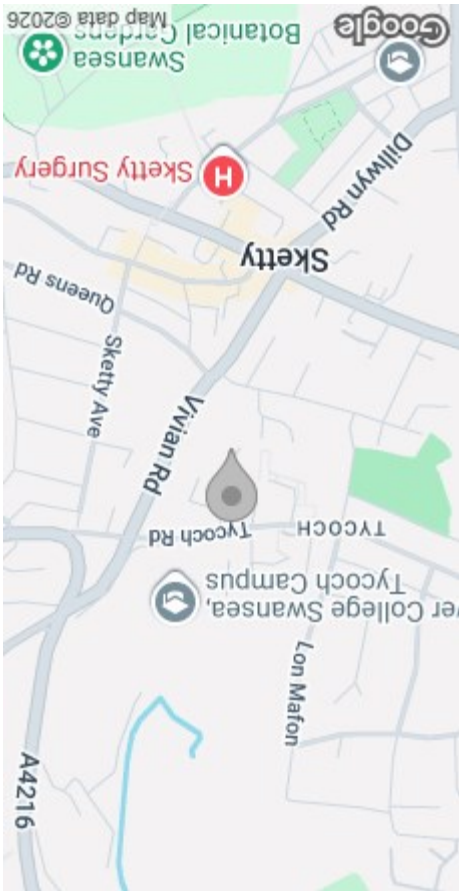


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors and other areas are approximate and should be used as a guide only. Any error, omission or misstatement in this plan is the purchaser's responsibility and should be used as such by any prospective purchaser. The floorplan, fixtures and fittings shown have been tested and no guarantee is given as to their accuracy or efficiency. Measurements are made with Metreplus 5020S.



FLOOR PLAN



AREA MAP

GENERAL INFORMATION

Located in a sought-after residential street in Sketty, this spacious and characterful Traditional Semi-Detached Family Home offers an exciting opportunity for buyers looking to modernise and create their ideal living space.

This generously proportioned property comprises: a bright and welcoming hallway, large sitting room with charming bay window, a spacious lounge, separate dining room, and a kitchen to the ground floor.

The first floor features a large master bedroom, second large double bedroom with built-in wardrobes and a small en-suite shower room, a further single bedroom, and a family bathroom.

While the property does require renovation throughout, it presents a fantastic chance to restore and enhance a home rich in traditional features.

The home is ideally positioned within walking distance of Sketty Cross, local shops, excellent schools, and offers easy access to Singleton Hospital, Swansea University, and beautiful Singleton Park.

A superb project in a prime location – early viewing is highly recommended to appreciate the scale and potential this home has to offer.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE PORCH

HALLWAY

SITTING ROOM

12'10" x 13'10" (into bay) (3.935 x 4.228 (into bay))

LOUNGE

11'2" x 17'1" (into bay) (3.412 x 5.224 (into bay))

CLOAKROOM

DINING ROOM

8'3" x 13'11" (2.518 x 4.265)



KITCHEN
9'2"(into window) x 11'1" (into window) (2.803(into window) x 3.384 (into window))

FIRST FLOOR

BEDROOM 1
17'0" (into bay) x 10'2" (5.205 (into bay) x 3.120)

BEDROOM 2
11'0" (into bay) x 10'11" (3.377 (into bay) x 3.351)

SHOWER ROOM

FAMILY BATHROOM

BEDROOM 3
8'3" x 8'4" (2.517 x 2.552)

EXTERNAL

TENURE
Freehold

EPC
EPC - D

COUNCIL TAX
F

SERVICES
Mains gas, electric & drainage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

