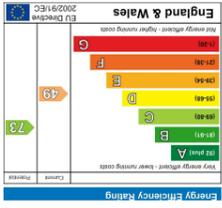
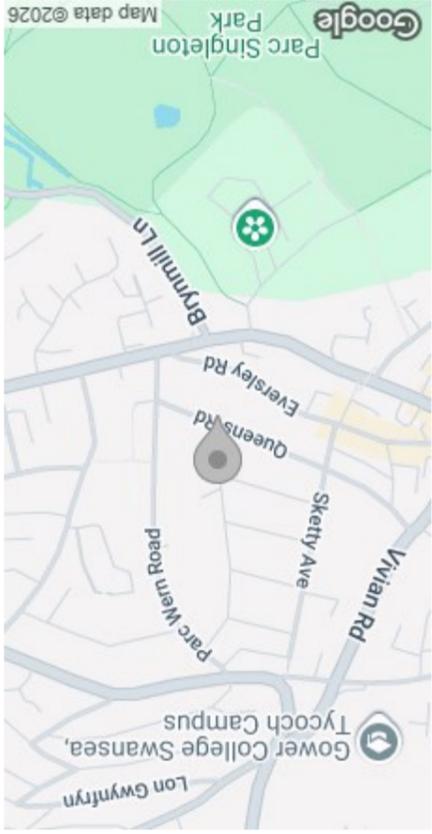


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
 Incorporating International Property Measurement Standards (IPMS 2 Residential).  
 Produced for Dawson Property Ltd. REF: 1229196. © dawson 2025.



EPC



AREA MAP



Queens Road, Sketty, Swansea, SA2  
 Approximate Area = 2129 sq ft / 197.7 sq m  
 For identification only - Not to scale

FLOOR PLAN



21 Queens Road  
 Sketty, Swansea, SA2 0SD  
 Offers Around £540,000



## GENERAL INFORMATION

NO CHAIN - Dawsons are delighted to bring to the market this charming Edwardian detached family home situated on Queens Road. With its elegant architecture and original features, this property offers a delightful blend of character and modern living. The home boasts ample space for family gatherings & entertaining guests. As you enter, you are welcomed by a spacious entrance porch and hall that leads to a front-facing lounge, complete with a large bay window and a feature fireplace, creating a warm & inviting atmosphere. The rear-facing dining room, which can also serve as a day room, opens into a bright and airy chill-out room that overlooks the beautifully maintained garden & provides access to a raised terrace, perfect for enjoying the outdoors. The superbly fitted kitchen is a highlight of the home, equipped with built-in appliances including a hob, oven, grill, dishwasher, and fridge freezer, along with a walk-in pantry. Adjacent to the kitchen, a breakfast room featuring a utility area & a door leading to a WC, enhancing the practicality of the space. For those who work from home, the garden room offers a serene environment, while an additional office ensures productivity without distraction. First floor, 4 generously sized bedrooms, providing comfortable accommodation for the entire family. Bedrooms 1 & 3 boast views over Mumbles Head & the bay. Externally, there is a driveway providing off-road parking for two vehicles. To the rear is a well-maintained south-facing garden, offering a high degree of privacy and tranquility. The raised terrace has one part covered, allowing you to enjoy outdoor living, even on rainy days. Additional features include a summerhouse with power and light and a storage shed split into two spaces, one with power. The proximity to Brynmill Park, Singleton Park, Singleton Hospital, Swansea University and sea front together with good school catchment which makes this home an ideal choice for families and professionals

## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE PORCH

#### HALLWAY

#### LOUNGE

12'9" x 12'7" (3.89 x 3.85)

#### DINING ROOM/DAY ROOM

17'3" max x 15'8" max (5.26 max x 4.79 max)

#### CHILL OUT ROOM

12'5" x 7'10" (3.80 x 2.40)

#### KITCHEN

17'4" max x 11'1" (5.30 max x 3.40)

#### BREAKFAST ROOM

12'1" x 8'10" (3.70 x 2.70)



#### GARDEN ROOM

11'9" x 10'9" (3.60 x 3.30)  
With polycarbonate roof

#### OFFICE

11'5" x 8'6" (3.50 x 2.60)  
Of timber and metal construction

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

15'5" max x 15'5" (4.70 max x 4.70)

#### BEDROOM 2

15'0" max x 12'1" max (4.59 max x 3.70 max)

#### BEDROOM 3

11'11" x 8'6" (3.65 x 2.60)

#### BEDROOM 4

9'6" x 8'6" (2.90 x 2.60)

#### BATHROOM

#### EXTERNAL

#### PARKING

Driveway parking.

#### TENURE

FREEHOLD

#### EPC

E

#### COUNCIL TAX

BAND F

#### SERVICES

Mains gas, electric, water & drainage. There is currently broadband available at the property, Please refer to the Ofcom checker for further coverage information. There are no known issues with mobile coverage using the vendors current supplier. Please refer to Ofcom checker for further information.

