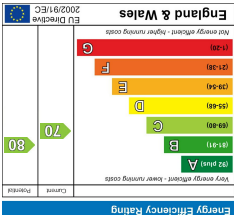
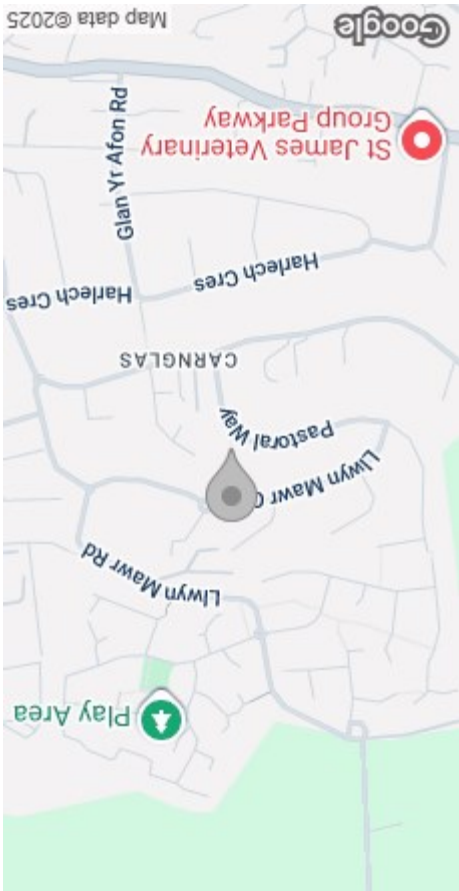


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



### EPC



### AREA MAP



### FLOOR PLAN



26 Pastoral Way  
Sketty, Swansea, SA2 9LY  
Asking Price £320,000

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GENERAL INFORMATION

CHAIN FREE!  
We are delighted to present this three-bedroom detached family home, ideally situated in the ever-popular area of Sketty. Boasting picturesque views of the bay from the front, this charming property is offered with no onward chain, making it an excellent opportunity for a smooth and swift purchase.

The property comprises a welcoming hallway, a bright and spacious lounge, a separate dining room, and a well-appointed kitchen on the ground floor. Upstairs, you'll find three generously sized bedrooms, a family bathroom, and an additional WC for added convenience.

Externally, the home features a lawned front garden with a driveway leading to an integral garage with electricity. To the rear, enjoy a landscaped garden complete with a patio area—perfect for outdoor dining and relaxing.

Located within close proximity to Sketty Primary School, Olchfa Comprehensive, Sketty Cross, and Tycoch Square, this home lies within highly sought-after school catchment areas. It also offers excellent access to local amenities, Fforestfach Retail Park, and the M4, making it ideal for families and commuters alike.

This bright and airy home offers fantastic potential and is ready to welcome its next family.

Early viewing is highly recommended—don't miss out on this brilliant opportunity!

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE  
18'8" x 11'5" (5.69 x 3.49)

DINING ROOM  
9'4" to bay x 9'4" (2.87 to bay x 2.85)

KITCHEN  
15'10" x 8'10" (4.84 x 2.70)

FIRST FLOOR

LANDING

BEDROOM 1  
12'7" x 11'10" (3.85 x 3.63)



BEDROOM 2  
11'9" max x 11'7" (3.59 max x 3.55)

BEDROOM 3  
8'3" x 7'8" (2.54 x 2.35)

BATHROOM

SEPERATE WC

EXTERNAL  
FRONT - Driveway and lawned garden.  
REAR - Garden laid to lwan with patio area.

PARKING  
Off road parking to front

GARAGE  
18'7" x 11'5" (5.68 x 3.50)

TENURE  
Freehold

EPC  
C

COUNCIL TAX  
E

SERVICES  
Mains gas, electric, water (metered) & drainage.

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

