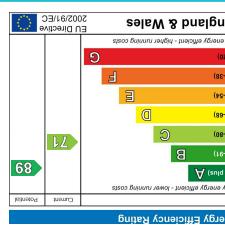
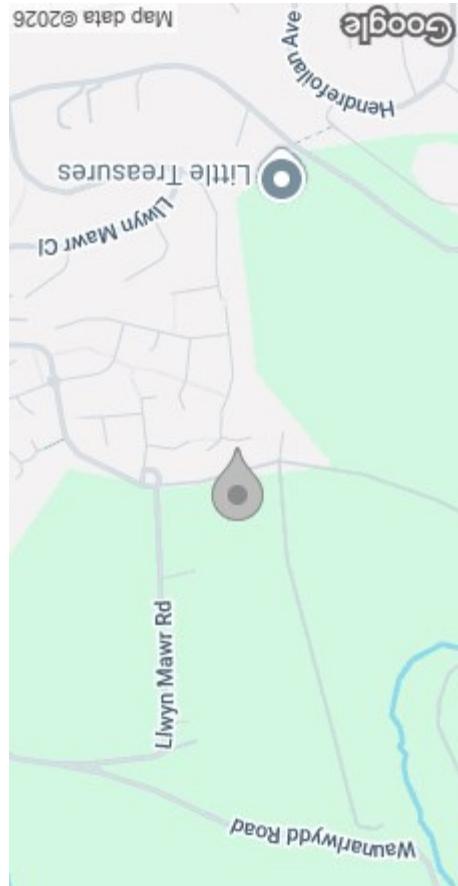




These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

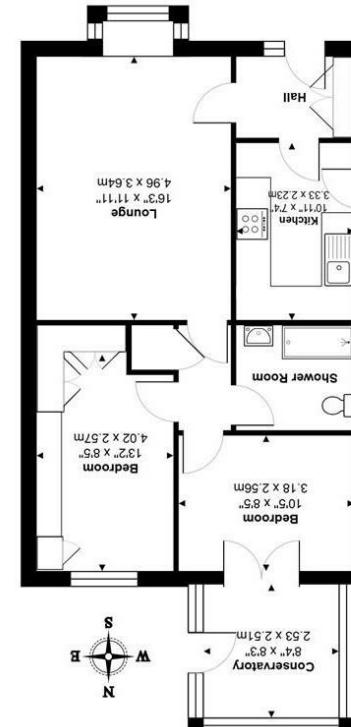


AREA MAP

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and be guaranteed to be accurate, as such, they should be checked before and confirmed of purchase.

We have made every effort to measure the measurements and details are as accurate.

All measurements are approximate and for planning purposes only.



Approximate Total Area: 614 ft² ... 57.0 m² (excluding conservatory)

17, Rosemary Close, Sketty, SA2 9HZ

FLOOR PLAN



17 Rosemary Close
Sketty, Swansea, SA2 9HZ
Offers Around £180,000



GENERAL INFORMATION

No Onward Chain! Situated in a peaceful cul-de-sac within a modern estate at the top of Tycoch, Swansea, this property enjoys a desirable location. It's conveniently close to a wide range of amenities, including shops, schools, and public transport links. Just a two-minute walk to the nearest bus stop, it's within easy reach of Olchfa, Bishop Gore, and Sketty Primary Schools, Gower College, and Swansea University.

This immaculately presented two-bedroom semi-detached bungalow offers an excellent opportunity for a variety of buyers. The property features a well-equipped kitchen, a modern wet room, a spacious lounge/dining area, two comfortable bedrooms, and a bright conservatory.

The beautifully maintained front and rear gardens showcase lush lawns and vibrant flower beds. A driveway provides access to the rear garden, while the conservatory opens onto a charming decked area, perfect for outdoor entertaining. Viewing is highly recommended to fully appreciate the exceptional quality and future potential of this wonderful home.

EPC-C

TENURE- Freehold

COUNCIL TAX-D

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE/DINING ROOM
16'3" x 11'11" (4.96 x 3.64)



KITCHEN
10'11" x 7'3" (3.33 x 2.23)



BEDROOM 1
13'2" x 8'5" (4.02 x 2.57)

BEDROOM 2
10'5" x 8'4" (3.18 x 2.56)

WET ROOM

CONSERVATORY
7'3" x 8'2" (2.23 x 2.51)



EXTERNAL

Front - Laid to lawn with tarmac driveway.

Rear - Laid to lawn with boarded mature shrubs and a decked seating area.

SERVICES

Mains electrics. Mains sewerage. Mains water. Mobile phone and Broadband can be found via Ofcom Checker.

