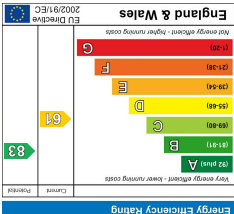


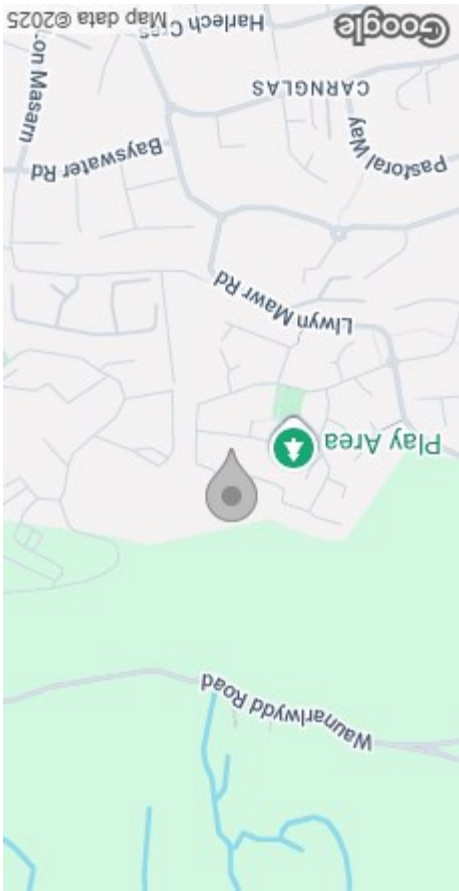
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

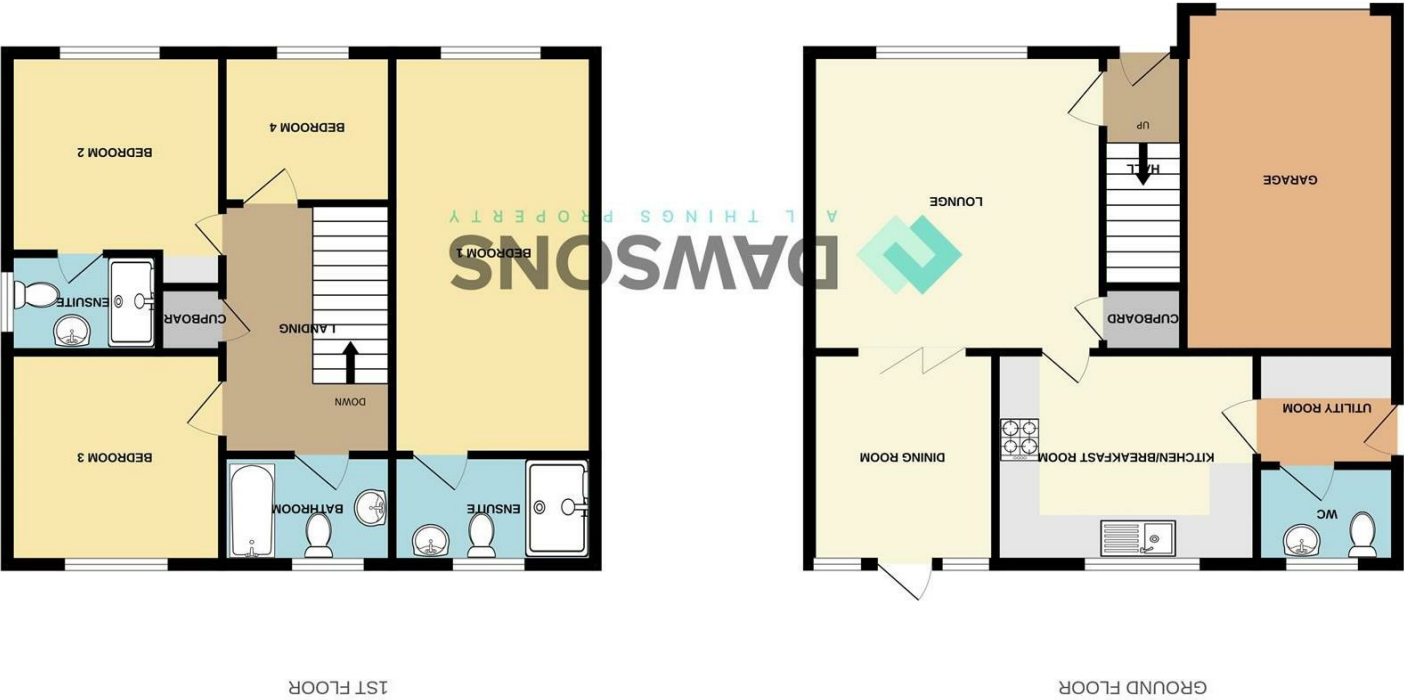
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EPC



AREA MAP



FLOOR PLAN



24 Pant-Yr-Odyn  
Sketty, Swansea, SA2 9GR  
Asking Price £375,000





GENERAL INFORMATION

Located in the sought-after area of Sketty, this beautifully presented four-bedroom detached home offers spacious, modern living throughout—ideal for families or those seeking extra space. Set within a quiet residential development and close to local amenities, schools, and excellent transport links, the property provides a perfect blend of comfort and convenience.

On the ground floor, you are welcomed by a entrance hall leading to a generous lounge. The separate dining room offers a cosy setting for family meals, while the modern kitchen/breakfast room provides ample storage space with integrated appliances. A handy utility room and WC complete the ground floor layout.

The first floor features four bedrooms, two of which benefit from ensuite shower rooms, making the home particularly well-suited for growing families or guests. A stylish family bathroom serves the remaining bedrooms.

Externally, the property boasts a rear garden laid to lawn with a patio area, ideal for outdoor dining and entertaining. To the front, there is off-road parking and access to the garage, offering excellent storage or workshop potential. Additional benefits include gas central heating and double glazing.

This home is ideally located close to the local park and a range of amenities, including Tycoch Square, Sketty, and Killay. It is within walking distance of Sketty Primary School and lies within the catchment area of highly regarded schools such as Olchfa Comprehensive. Easy access to the M4, Tycoch College, and Fforestfach Retail Park.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE  
13'5" x 13'4" (4.11 x 4.07)

DINNING ROOM  
8'9" x 7'6" (2.67 x 2.31)

KITCHEN/BREAKFAST ROOM  
12'4" x 9'2" (3.77 x 2.81)

UTILITY ROOM  
4'11" x 4'11" (1.51 x 1.51)

WC

FIRST FLOOR

LANDING



**BEDROOM 1**  
18'0" x 7'11" (5.50 x 2.43)  
WITH ENSUITE SHOWER ROOM

**BEDROOM 2**  
9'4" x 8'5" (2.87 x 2.57)  
WITH ENSUITE SHOWER ROOM

**BEDROOM 3**  
10'0" x 9'6" (3.07 x 2.90)

**BEDROOM 4**  
7'9" x 6'11" (2.38 x 2.12)

FAMILY BATHROOM

**REAR GARDEN**  
Garden laid to lawn with sit-out patio area.

**PARKING**  
Off road parking to front

**GARAGE**  
With electrics and lighting

**TENURE**  
Freehold

**EPC**  
D

**COUNCIL TAX**  
E

**SERVICES**  
Mains gas, electric, water (billed) & drainage.

There is currently broadband available at the property via Plusnet, Fibre. Please refer to the Ofcom checker for further coverage information.

There are no known issues with mobile coverage using the vendors current supplier Three. Please refer to Ofcom checker for further information.

