



GENERAL INFORMATION

Dawsons are delighted to present this detached, bay-fronted traditional home to the market - an exceptional opportunity for those seeking to live in the heart of Sketty. Brimming with character and charm, this beautiful property features elegant bay windows that flood the interiors with natural light, creating a warm and inviting atmosphere.

Generously proportioned, the home offers two spacious reception rooms, along with a slightly smaller third, providing ample space for both relaxation and entertaining. The accommodation is thoughtfully arranged over three floors. The ground floor welcomes you with a bright and airy hallway, leading to a front-facing lounge and a rear-facing dining room with doors opening onto the garden. The kitchen flows seamlessly into a utility room, which in turn provides access to a cloakroom and a storage room.

The first floor hosts four well-sized bedrooms, a family bathroom, and a separate WC. Stairs lead up to the second floor, where you'll find a luxurious master bedroom complete with an en suite WC.

Externally, the property benefits from off-road parking at the front. The south-facing rear garden is a true highlight—a sun-drenched retreat perfect for unwinding or entertaining family and friends.

Ideally positioned for convenient access to Olchfa Comprehensive School, Singleton Hospital, Singleton Park, Swansea University, Gower College, and the shopping hubs of both Sketty and Killay, this home is perfectly situated for modern family living.

Don't miss the opportunity to explore all that this wonderful Sketty home has to offer!

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE
16'8" x 12'5" (5.10 x 3.81)

DINING ROOM
15'6" x 11'11" (4.74 x 3.64)

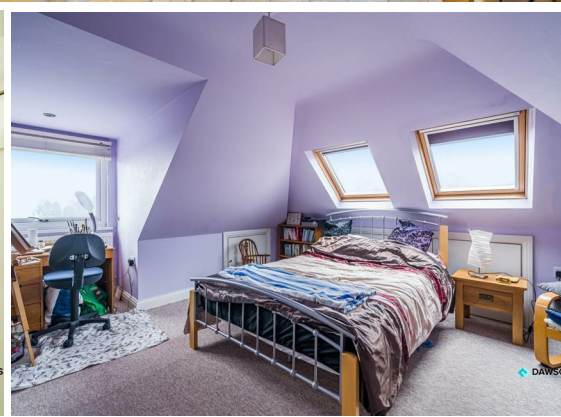
STUDY
12'2" x 8'9" (3.73 x 2.68)

KITCHEN
16'1" x 14'7" (4.90m x 4.45m)

UTILITY ROOM
9'2" x 4'2" (2.80 x 1.29)

CLOAKROOM

STORAGE ROOM



FIRST FLOOR

LANDING

BEDROOM 2
16'9" x 12'3" (5.11 x 3.75)

BEDROOM 3
14'11" x 9'2" (4.55 x 2.81)

BEDROOM 4
12'4" x 10'11" (3.77 x 3.33)

FAMILY BATHROOM

SECOND FLOOR

BEDROOM 1
16'8" x 14'10" (5.10 x 4.54)

EN SUITE WC
Toilet unit and hand basin.

EXTERNAL

FRONT - Off road parking with mature shrubs to boarder.

REAR - Private garden laid to lawn with sit out patio area.

PARKING

Off road parking for 5+

SERVICES

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

TENURE

Freehold

COUNCIL TAX

Band G

EPC

Rating C

