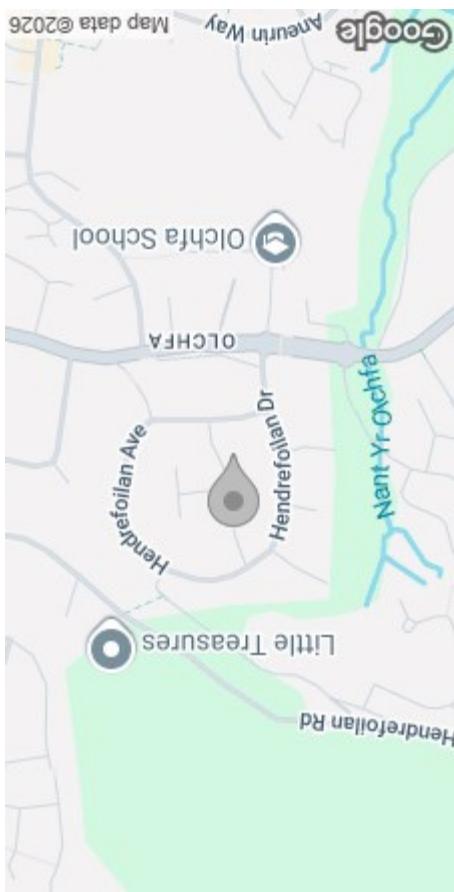


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every effort has been made to ensure the accuracy of the following measurements, dimensions are approximate. This plan is for illustrative purposes only and should be read in conjunction with the general description and responsible is taken for any error.

As to the operability of energy and services should be read as follows: Properties purchased, the services shown are given and should be read as follows:

EPC



AREA MAP



FLOOR PLAN



3 The Park

Sketty, Swansea, SA2 7NE

Offers Around £348,000



GENERAL INFORMATION

Welcome to The Park Sketty, Swansea - this charming semi-detached property offers a wonderful opportunity for families, featuring two spacious reception rooms with the potential use as a fourth bedroom or extra lounge. The newly renovated kitchen/diner offers the perfect space for entertaining and allows for sliding doors to open out onto the pergola and garden area adding extra wow factor.

The property offers a convenient utility area and an additional downstairs WC provide practical living solutions. The property is complimented by a large driveway and garage ensuring ample parking space for up to 4 vehicles for convenience.

The garden has been recently transformed featuring a new lawn, a stylish patio and a dedicated relaxing pergola area perfect for sunny days /bbqs offering your own peaceful retreat.

The electrics, plumbing and boiler have all been recently fully renovated and offers energy efficient heating throughout the house.

With its excellent location, bright spacious lay out and has excellent potential. The Park is situated in close proximity to Olchfa school and offers the perfect canvas to create your dream family home.

Don't miss the chance to make this home your own. Book a viewing today and start imagining the possibilities!

EPC - E
Council Tax Band - E
Tenure - Freehold



FULL DESCRIPTION

GROUND FLOOR

HALL

LOUNGE
12'2" x 14'4" (3.73 x 4.37)



KITCHEN/DINING ROOM
21'1" x 14'10" (6.44 x 4.54)



UTILITY ROOM
13'5" max x 9'9" max (4.11 max x 2.98 max)



WC
SITTING ROOM/BEDROOM 4
16'9" x 9'9" (5.13 x 2.98)



FIRST FLOOR

LANDING



BEDROOM 1
12'9" x 11'0" (3.89 x 3.37)

BEDROOM 2
11'0" x 10'5" (3.37 x 3.19)

BEDROOM 3
10'2" x 9'4" (3.11 x 2.86)

BATHROOM

EXTERNAL
FRONT - Off road parking for 5 vehicles and a laid to lawn garden.

REAR - Generous laid to lawn garden with a raised patio area and a covered relaxation area.

GARAGE

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

