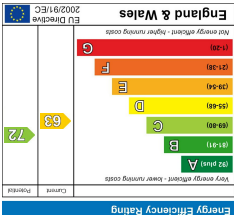
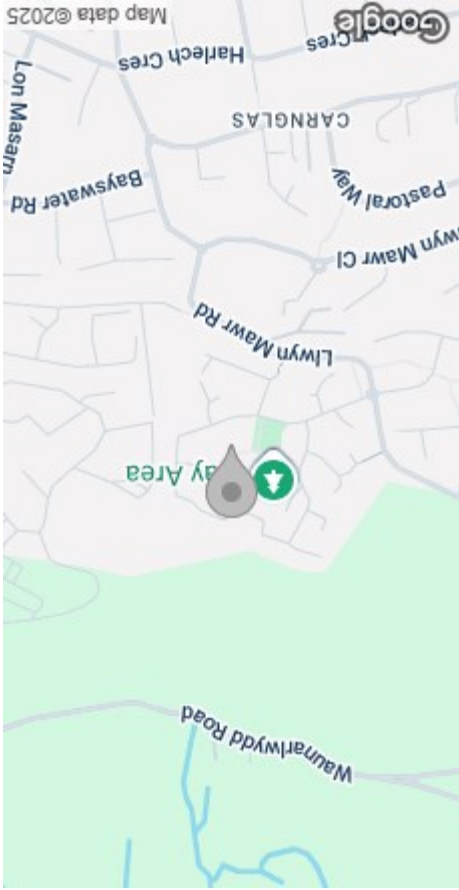


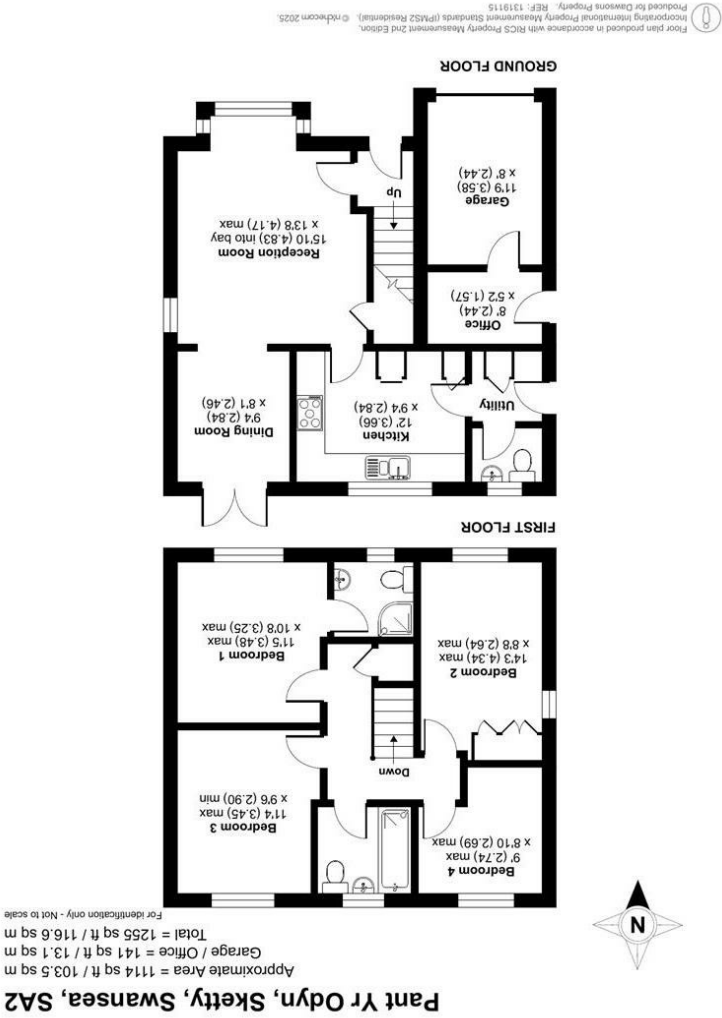
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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





GENERAL INFORMATION

We are delighted to present this beautifully renovated 4-bedroom detached home, perfectly positioned in a sought-after cul-de-sac in Sketty. This turnkey property has been upgraded to a high standard throughout, offering generous living space ideal for modern family life.

The ground floor comprises a spacious lounge that opens into the dining room, a modern kitchen, a convenient utility room, and a downstairs WC. Upstairs, you'll find four well-proportioned bedrooms, including a master with en-suite, and a contemporary family bathroom.

Externally, the property boasts off-road parking at the front, access to the garage, and a well-maintained rear garden laid to lawn with a patio area—perfect for outdoor entertaining. The garden also benefits from access to the office.

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

Viewing is highly recommended to fully appreciate the immaculate condition, bright and airy interiors, and quiet, family-friendly location of this impressive home.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE  
15'10" into bay x 13'8" max (4.83 into bay x 4.17 max)

DINING ROOM  
9'3" x 8'0" (2.84 x 2.46)

KITCHEN  
12'0" x 9'3" (3.66 x 2.84)

UTILITY ROOM

CLOACKROOM

FIRST FLOOR

LANDING



**BEDROOM 1**  
11'5" max x 10'7" max (3.48 max x 3.25 max)

ENSUITE SHOWER ROOM

**BEDROOM 2**  
14'2" max x 8'7" max (4.34 max x 2.64 max)

**BEDROOM 3**  
11'7" max x 10'7" max (3.54 max x 3.25 max )

**BEDROOM 4**  
8'11" max x 8'9" max (2.74 max x 2.69 max)

FAMILY BATHROOM

**EXTERNAL**  
FRONT - Off road parking

REAR - Laid to lawn garden with sit-out patio.

PARKING

**GARAGE**  
11'8" x 8'0" (3.58 x 2.44)

**OFFICE**  
8'0" x 5'1" (2.44 x 1.57)

**TENURE**  
Freehold

**EPC**  
D

**COUNCIL TAX**  
E

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

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

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

