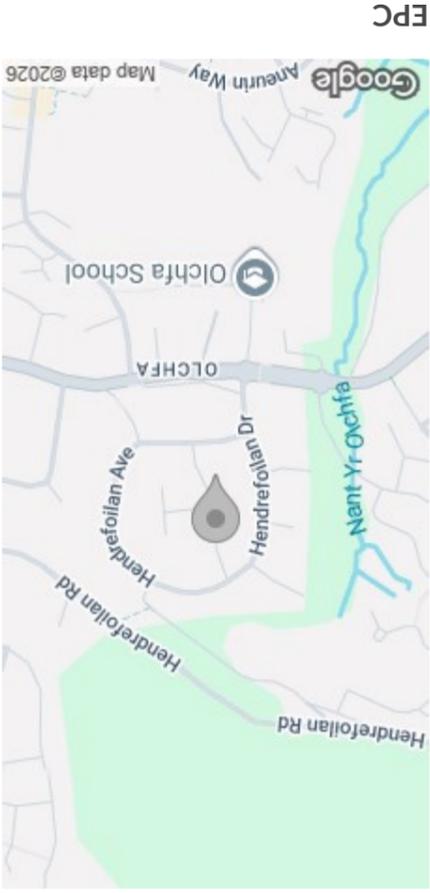


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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 ideal for relaxing and three generously sized bedrooms makes this a delightful family home.

As you enter, you are welcomed by a bright hallway that leads to two 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.

