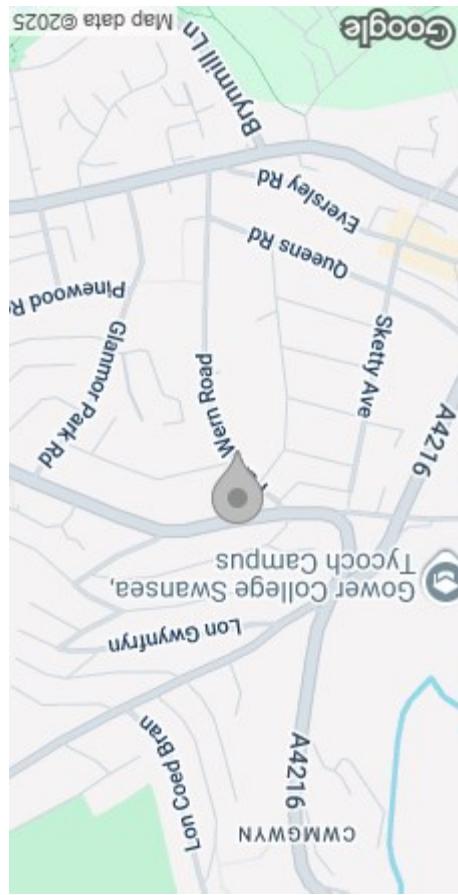
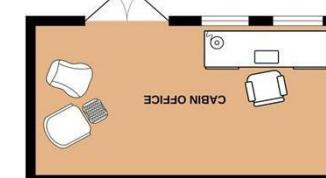


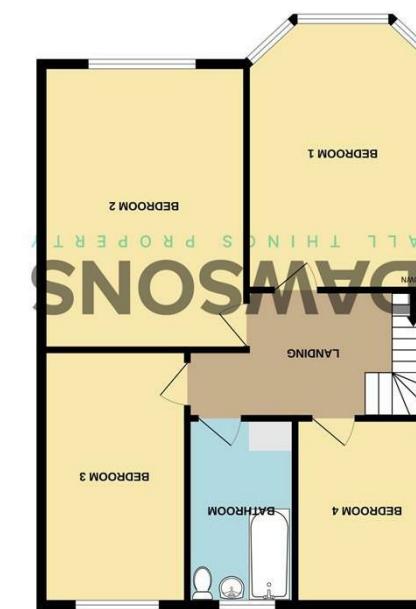
EPC



AREA MAP



OUTSIDE



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



39 Parc Wern Road  
Sketty, Swansea, SA2 0SQ  
Offers Around £329,000



## GENERAL INFORMATION

Nestled in the heart of Sketty on the highly sought-after Parc Wern Road, this beautifully presented four-bedroom semi-detached home is offered for sale with no ongoing chain. Lovingly maintained for over 30 years, the property boasts spacious rooms, a charming rear garden, and a versatile external office - making it an ideal home for a growing family.

The accommodation is thoughtfully arranged over two floors. The ground floor features a welcoming entrance hallway, a generous kitchen with a utility area, a separate dining room, a bay-fronted living room, and a convenient WC. Upstairs, you'll find three double bedrooms, a single bedroom, and a well-appointed family bathroom.

Additionally, the property offers potential for an attic conversion, subject to planning permission.

Outside, the property boasts a beautifully maintained front garden with a lush lawn and an abundance of vibrant floral shrubs. A paved pathway leads to the front door, with convenient side access. Plans have been submitted to create parking to the front of the property.

The rear garden is equally impressive, featuring a well-kept lawn, two inviting patio areas, a stylish decked space, and a charming summer house/home office with eclectics and heating—perfect for relaxation or remote work.

Perfectly positioned within walking distance of Singleton Park and University, with easy access to Uplands, Swansea Bay Beach, and excellent local schools within the catchment area.

EPC - D  
TENURE - Freehold  
COUNCIL TAX - F



## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE HALL

**LOUNGE**  
11'5" x 14'1" (3.5m x 4.3m)



**SITTING/DINING ROOM**  
11'5" x 15'8" (3.5m x 4.8m)



**KITCHEN/BREAKFAST ROOM**  
8'10" x 18'4" (2.7m x 5.6m)



**UTILITY ROOM**  
5'6" x 4'3" (1.7m x 1.3m)

#### CLOAKROOM

#### FIRST FLOOR

#### LANDING



**BEDROOM 1**  
10'2" x 14'9" (3.1m x 4.5m)

**BEDROOM 2**  
13'1" x 11'5" (4m x 3.5m)

**BEDROOM 3**  
11'9" x 9'2" (3.6m x 2.8m)

**BEDROOM 4**  
7'2" x 9'2" (2.2m x 2.8m)

#### BATHROOM

#### EXTERNAL

FRONT - Steps leading to laid to lawn garden with a path to front door and side access to rear garden.

REAR - Garden laid to lawn with two sit-out patio areas, a decked area and a summerhouse with double glazing and electric heating.

#### PARKING

The current vendors have submitted an application for a driveway. Please refer to the plans in the attached photos.

#### CABIN OFFICE

12'5" x 9'6" (3.8m x 2.9m)

The cabin office has heating and electricity for lighting/phone line.

#### SERVICES

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

