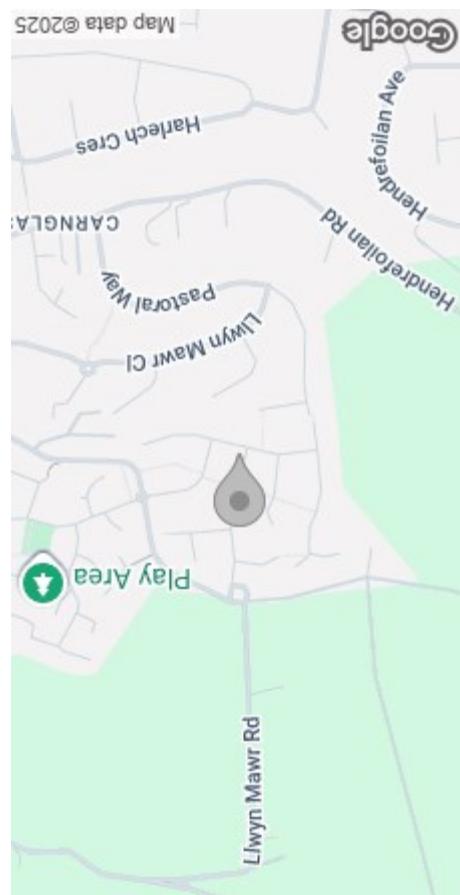
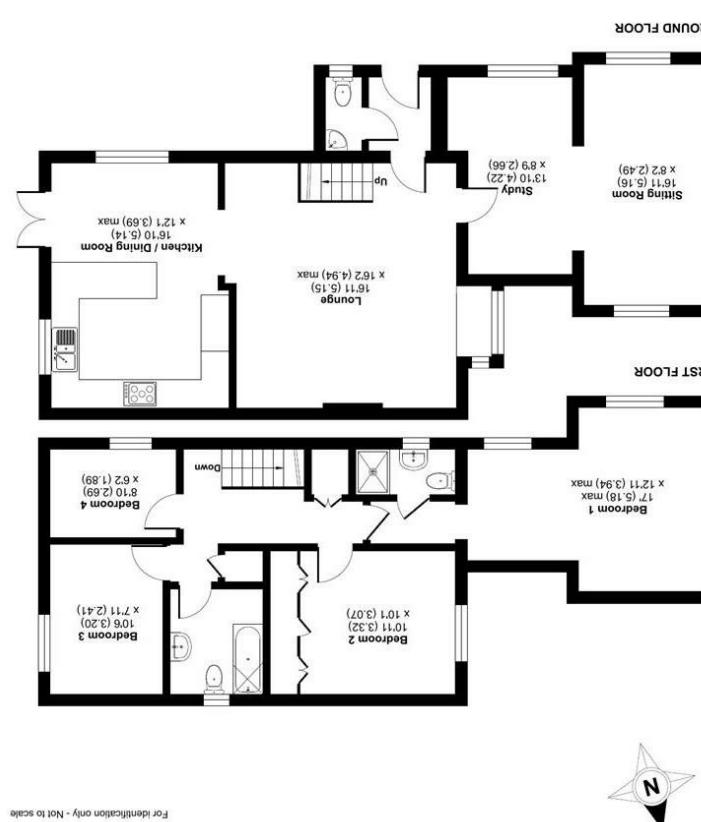


These particular, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intermediary Purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection of otherwise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



FLLOOR PLAN



86 Huntingdon Way
Sketty, Swansea, SA2 9HN
Asking Price £450,000



GENERAL INFORMATION

A beautifully presented four-bedroom detached family home, ideally situated in the sought-after residential area of Tycoch. Lovingly extended by its current owners around 20 years ago, this spacious property now offers modern living across two floors, with generous proportions and a superb rear garden enjoying views across the bay.

The ground floor welcomes you with a bright entrance hall leading to a spacious lounge and a stylish open-plan kitchen/dining room, perfect for family gatherings and entertaining. There's also a separate study, an additional sitting room providing versatile living space, and a convenient cloakroom.

Upstairs, the property offers four well-proportioned bedrooms, including a generous principal bedroom complete with an ensuite shower room. The remaining bedrooms are served by a contemporary family bathroom.

To the rear, a well-maintained garden is laid to lawn with a patio seating area – the perfect spot to relax and enjoy the open aspect and bay views. A rockery to the side adds character and charm to the outdoor space.

Huntingdon Way is conveniently located within easy reach of local amenities, including Tycoch Square, Sketty Cross, Swansea Hospital, Swansea University, and a short drive to the stunning Gower Peninsula. It is also within the catchment area for excellent schools such as Sketty Primary School, Olchfa Comprehensive, and Gower College.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

CLOACKROOM

LOUNGE

16'10" x 16'2" max (5.15 x 4.94 max)



KITCHEN/DINING ROOM

16'10" x 12'11" max (5.14 x 3.96 max)



STUDY

13'10" x 8'8" (4.22 x 2.66)



SITTING ROOM

16'11" x 8'2" (5.16 x 2.49)

FIRST FLOOR



LANDING

BEDROOM 1

16'11" x 12'11" max (5.18 x 3.94 max)

ENSUITE SHOWER ROOM

BEDROOM 2

10'10" x 10'0" (3.32 x 3.07)

BEDROOM 3

10'5" x 7'10" (3.20 x 2.41)

BEDROOM 4

8'9" x 6'2" (2.69 x 1.89)

FAMILY BATHROOM

REAR GARDEN

Garden laid to lawn with a sit-out patio boasting views over the bay. Rockery to side.

TENURE

Freehold

EPC

C

COUNCIL TAX

E

SERVICES

Mains gas, electric, water (metered) & drainage.

There is currently broadband available at the property via Virgin media, Fibre optic. Please refer to the Ofcom checker for further coverage information.

There are no known issues with mobile coverage using the vendors current supplier O2. Please refer to Ofcom checker for further information.

