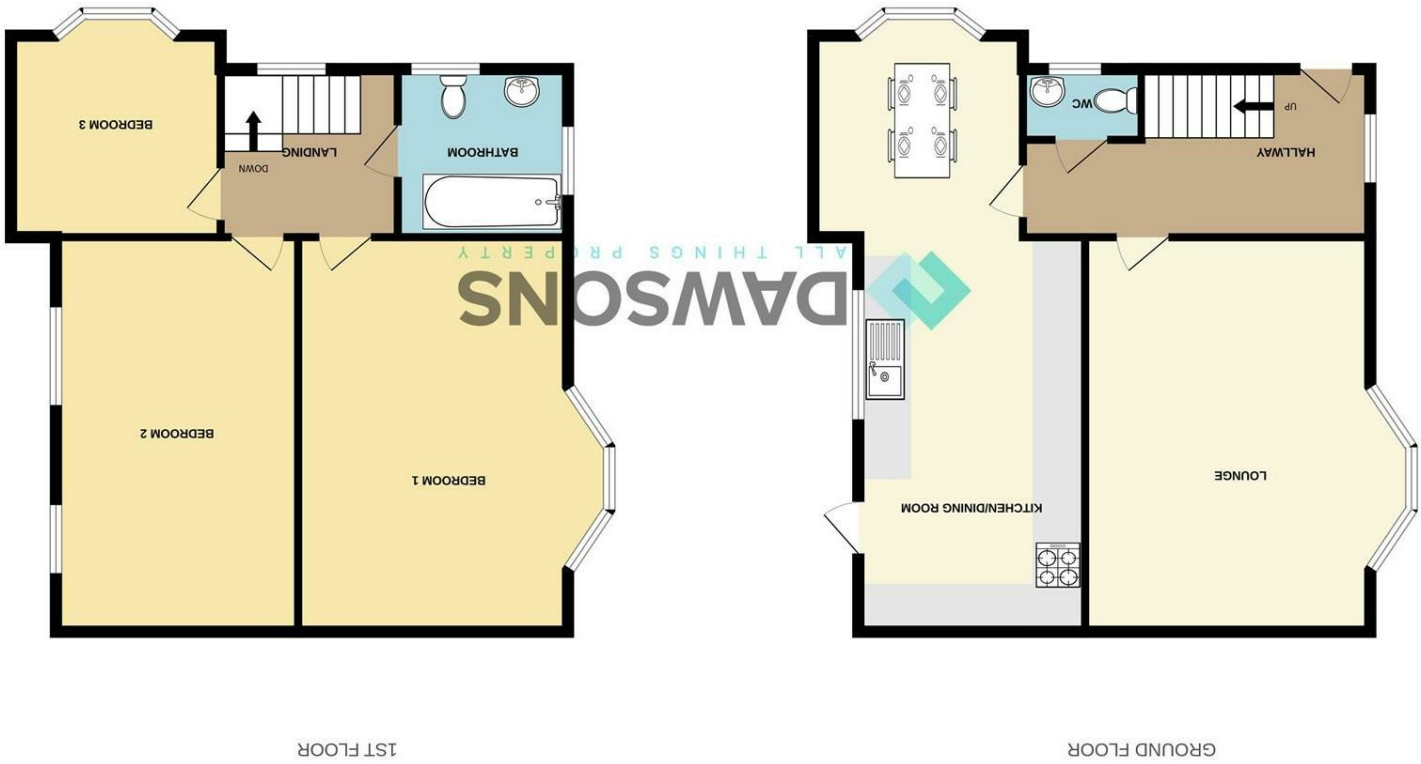
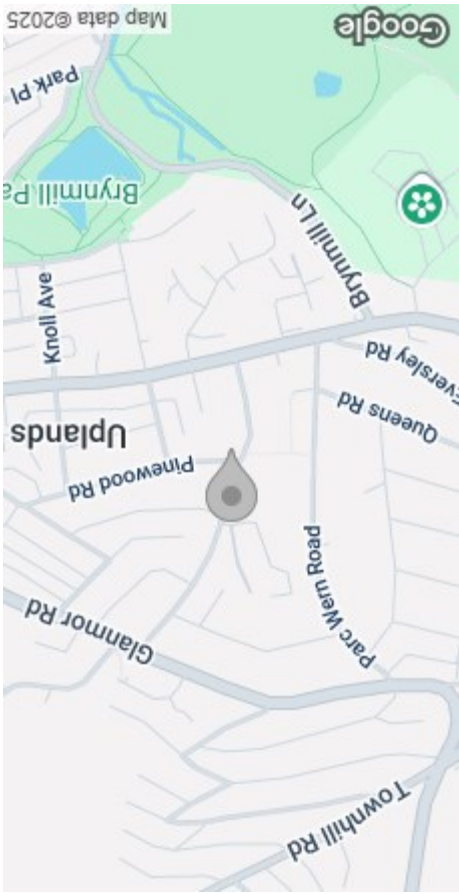


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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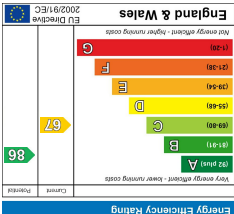


FLOOR PLAN



AREA MAP

EPC





GENERAL INFORMATION

A beautifully presented traditional semi-detached home, perfectly positioned to enjoy views across Swansea Bay and towards Mumbles Head from the rear.

Set in a sought-after location with the rare benefit of driveway parking and an EV charging point, this charming home seamlessly blends period character with modern comfort.

Arranged over two floors, the property is entered via a side doorway leading into a welcoming hallway, enhanced by a picturesque stained glass window. The ground floor offers a stylish cloakroom, a bright front-facing lounge, and a rear open-plan kitchen/dining room fitted with ample storage and worktop space.

The first-floor landing leads to three generously sized bedrooms, with the master bedroom benefiting from fitted double wardrobes, along with a smartly designed family bathroom. From the landing, a pull-down ladder provides access to a fully boarded attic, complete with Velux window framing superb sea views.

Additional features include uPVC double glazing and gas central heating throughout. Externally, the property enjoys an easy-to-maintain garden.

This property is situated in the popular area of Sketty which is in close proximity to local amenities, good catchment for local schools, good links to local colleges and university. within walking distance to popular parks and cafes.

Viewing is advised to appreciate what the accommodation has to offer.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

LOUNGE  
15'10" x 10'10" max (4.85 x 3.32 max)

KITCHEN/DINING ROOM  
28'6" max x 11'2" max (8.69 max x 3.41 max)

FIRST FLOOR

LANDING

BEDDROOM 1  
13'1" x 13'11" (4.01 x 4.25)



BEDROOM 2  
15'10" x 11'6" (4.85 x 3.51)

BEDROOM 3  
12'4" x 10'2" (3.76 x 3.11)

BATHROOM

ATTIC SPACE  
Hatch in landing will pull down steps, fully boarded with velux window with sea view.

EXTERNAL  
front and side laid to lawn garden and a patio courtyard to rear.

PARKING  
Driveway parking to side with EV charging point.

TENURE  
Freehold

EPC  
D

COUNCIL TAX  
F

SERVICES  
Mains gas, electric, water (billed) & 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 EE. Please refer to Ofcom checker for further information.

