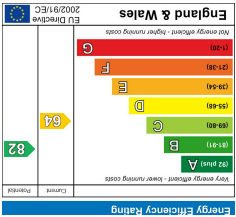
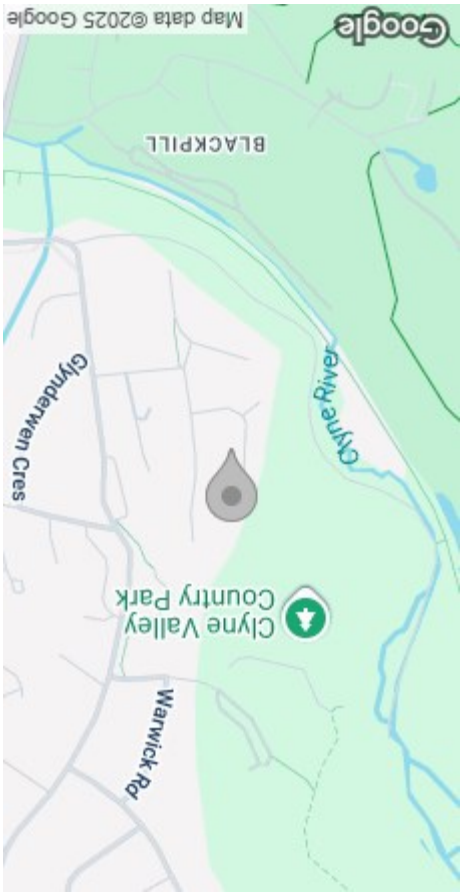


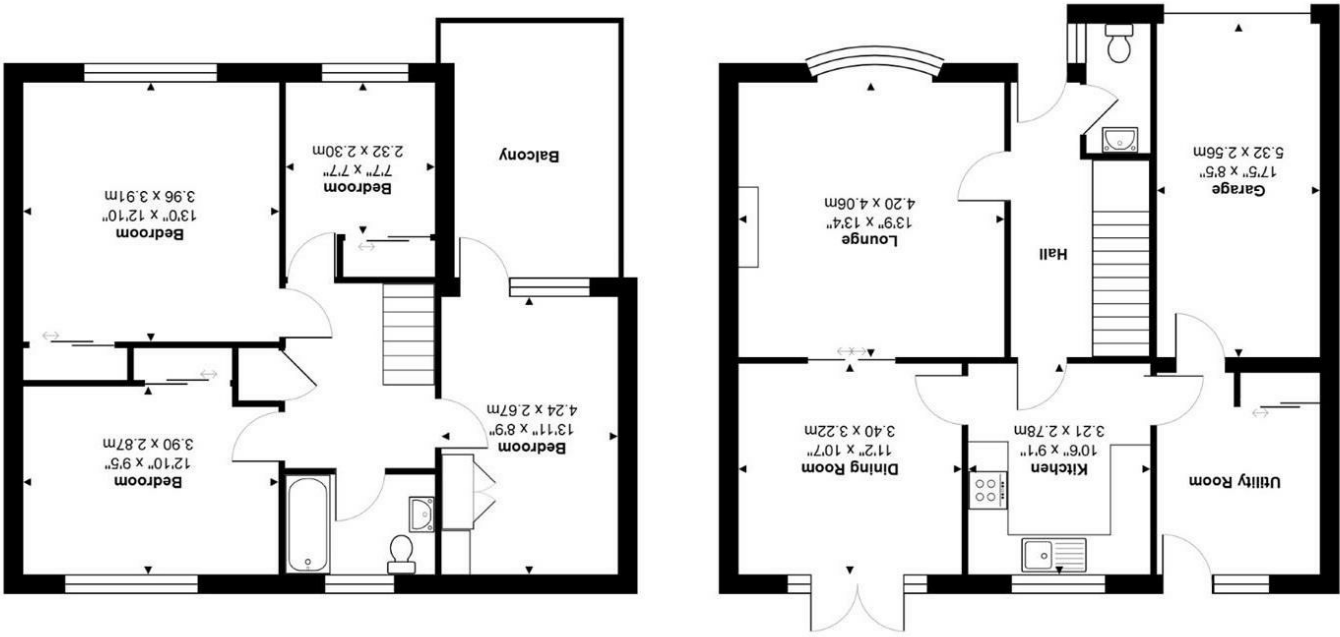
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



8, Royal Oak Road, Sketty, SA2 8ES

Approximate Total Area: 1227 ft² ... 114.0 m² (excluding garage, balcony)

FLOOR PLAN



GENERAL INFORMATION

****OFFERS OVER £400,000**** Welcome to Royal Oak Road – a prestigious address in the highly sought-after area of Derwen Fawr. Situated in a peaceful cul-de-sac you will find this detached four-bedroom family home.

Step inside to discover a spacious and inviting layout, featuring a welcoming hallway, a bright and airy lounge, a formal dining room, a well-appointed kitchen, a convenient utility room, and a downstairs cloakroom. Upstairs, you'll find four bedrooms and a family bathroom, offering ample space for relaxation and everyday living.

Outside, the property boasts a delightful front garden from which you can take in the stunning views over Clyne Woods, plus off-road parking and an integral garage, ensuring both convenience and security. The rear garden is an oasis, where you can unwind with well maintained lawns, a pond, attractive trees and plants and a sit out area, perfect setting for outdoor enjoyment.

One of the many benefits included gas central heating and double glazing throughout. This exceptional home combines comfort, convenience, and natural beauty, making it an opportunity not to be missed. No chain—move in with ease!

Contact us today to arrange a viewing and make this dream home yours.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE
13'9" x 13'3" (4.20 x 4.06)

DINING ROOM
11'1" x 10'6" (3.40 x 3.22)

KITCHEN
10'6" x 9'1" (3.21 x 2.78)

UTILITY ROOM

CLOAKROOM

FIRST FLOOR

LANDING



BEDROOM 1
12'11" x 12'9" (3.96 x 3.91)

BEDROOM 2
12'9" x 9'4" (3.90 x 2.87)

BEDROOM 3
13'10" x 8'9" (4.24 x 2.67)
Door out onto balcony.

BEDROOM 4
7'7" x 7'6" (2.32 x 2.30)

BATHROOM

EXTERNAL

FRONT - Front garden laid to lawn with off road parking leading to the integral garage.

REAR - Tiered rear garden laid to lawn with sit-out patio areas.

SERVICES

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

EPC RATING

D

COUNCIL TAX BANDING

F

TENURE

FREEHOLD

