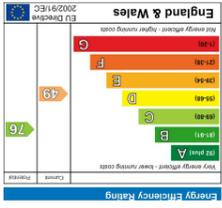
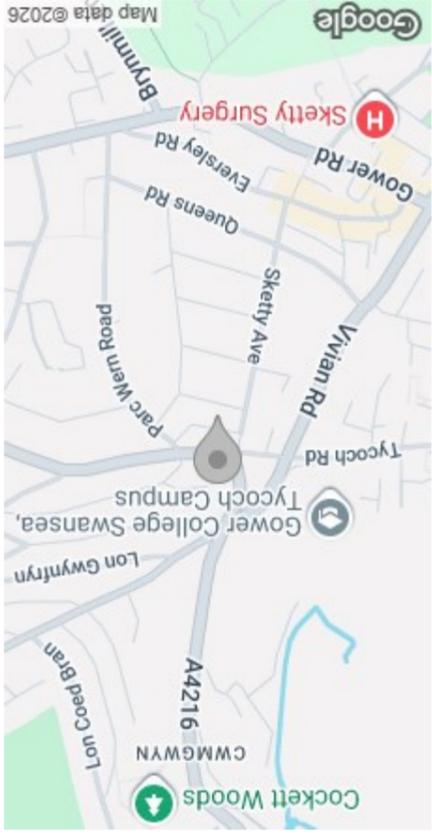


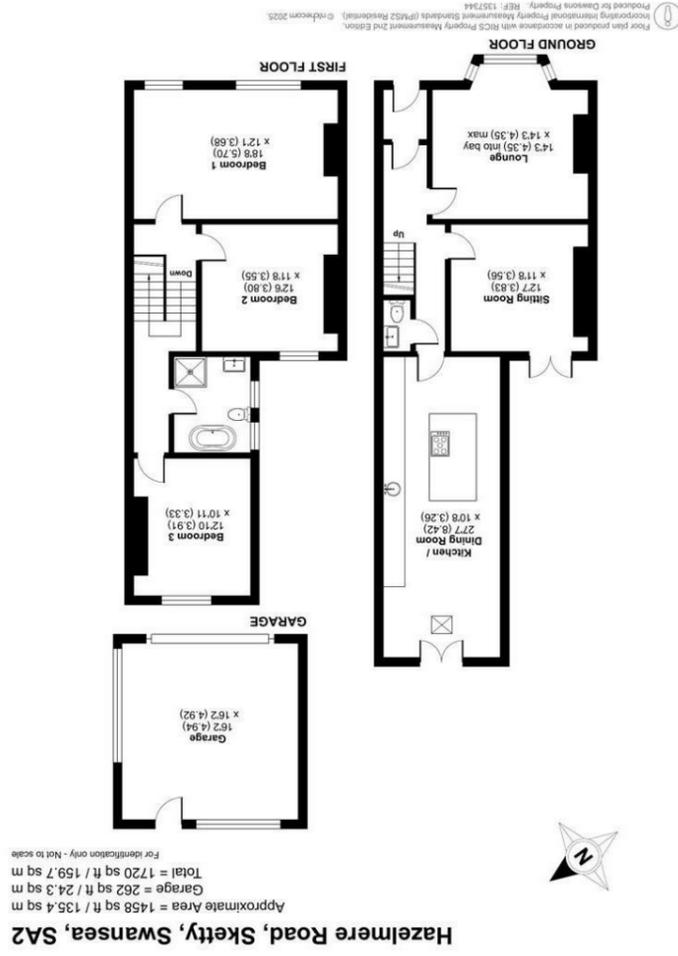
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



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AREA MAP



FLOOR PLAN



10 Hazelmere Road
 Sketty, Swansea, SA2 0SN
Asking Price £395,000



GENERAL INFORMATION

A spacious and well-presented three-bedroom family home situated in the sought-after residential area of Sketty. This attractive property offers a versatile layout, generous living space, and a private garden, making it an ideal choice for families and those looking to settle in a desirable location.

On the ground floor, the property comprises a welcoming entrance hall, a bright and airy lounge with a bay window, a separate sitting room, and a modern open-plan kitchen/dining room offering an excellent social space for family meals and entertaining. There is also the added convenience of a cloakroom.

The first floor provides three generously sized bedrooms, including a particularly spacious primary bedroom, along with a well-appointed family bathroom.

Externally, the home benefits from a front garden laid to lawn with side access, while the rear garden features a combination of patio, decking, and access to the garage—perfect for outdoor living and entertaining.

Situated in a highly sought-after area of Swansea, this property enjoys an enviable location close to Sketty Cross, Uplands, Singleton Hospital, Swansea University, Singleton Park, and the beautiful seafront. The area is well-served by excellent local schools, making it a perfect choice for families. With convenient access to shops, amenities, and transport links, this home offers both comfort and practicality.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE

14'3" x into bay x 14'3" max (4.35 x into bay x 4.35 max)

SITTING ROOM

12'6" x 11'8" (3.83 x 3.56)

KITCHEN/DINING ROOM

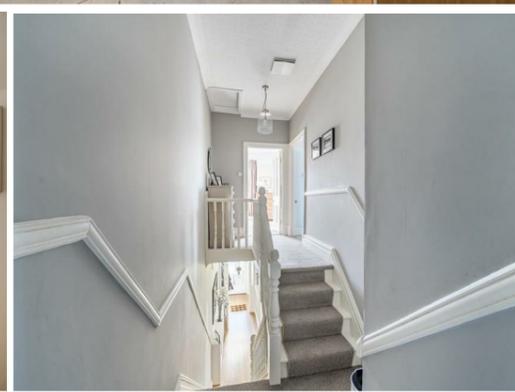
27'7" x 10'8" (8.42 x 3.26)

CLOAKROOM

FIRST FLOOR

BEDROOM 1

18'8" x 12'0" (5.70 x 3.68)



BEDROOM 2

12'5" x 11'7" (3.80 x 3.55)

BEDROOM 3

12'9" x 10'11" (3.91 x 3.33)

BATHROOM

EXTERNAL

FRONT - Garden laid to lawn with side access.

REAR - Patioed garden with decking and access to the garage. There is also a lane to rear.

GARAGE

PARKING

2 parking permits can be applied for

TENURE

Freehold

EPC

E

COUNCIL TAX

F

SERVICES

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

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

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

