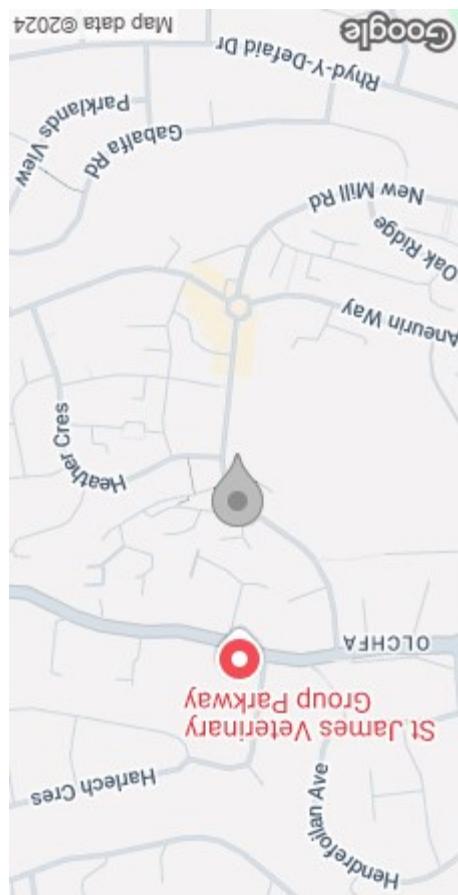
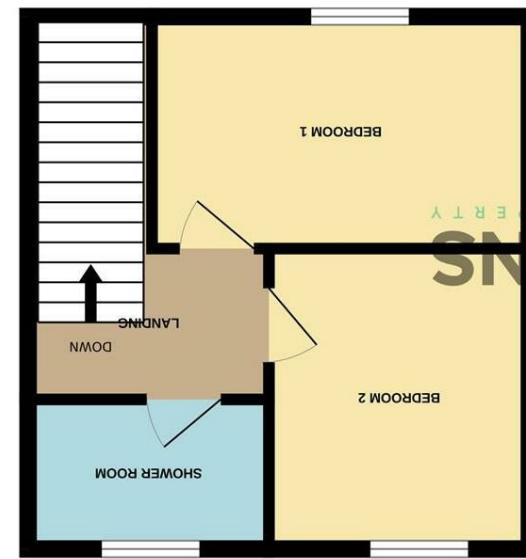


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



303 sq.ft. (28.2 sq.m.) approx.

1ST FLOOR



314 sq.ft. (29.2 sq.m.) approx.

GROUNDFLOOR

FLOOR PLAN



GENERAL INFORMATION

CHAIN FREE!! An attractive extended two double bedroom semi detached ex local authority dwelling which is situated in the ever popular Sketty Park area within walking distance to shops and Parklands Primary. Also benefits from Olchfa Comprehensive school catchment area and close to vibrant Sketty, Singleton Park and Hospital together with Swansea foreshore and Swansea University.

The accommodation comprises of entrance hallway, cloakroom, Lounge, Dining room and modern kitchen. Off the first floor landing there are two double bedrooms and a smartly fitted shower room. This property benefits from having uPVC double glazing and gas combination central heating. Externally there is driveway parking and gardens to the front and the rear.

Don't miss out on the opportunity to make this extended semi-detached house your own. Contact us today to arrange a viewing and take the first step towards finding your home in Swansea.

EPC: D

Tenure: Freehold

Council Tax Band: D

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM

LOUNGE L-SHAPE

17'9" max x 15'1" max (5.42 max x 4.62 max)



DINING ROOM

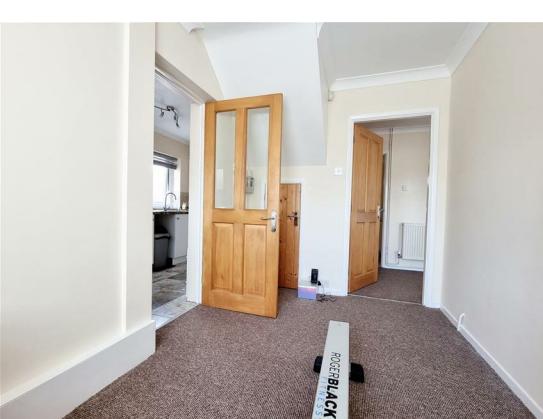
12'1" x 6'11" (3.70 x 2.13)

KITCHEN

13'5" x 5'8" (4.10 x 1.74)

FIRST FLOOR

LANDING



BEDROOM 1
11'4" max x 8'11" max (3.47 max x 2.72 max)

BEDROOM 2
15'2" max x 8'9" max (4.63 max x 2.67 max)

SHOWER ROOM



EXTERNAL

FRONT
Driveway parking and lawned area. Gated access leading to ...

REAR
Fully enclosed garden with patio and stone chipping area.

SERVICES

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

