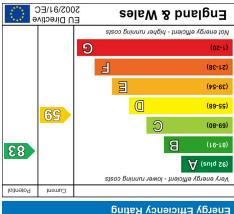
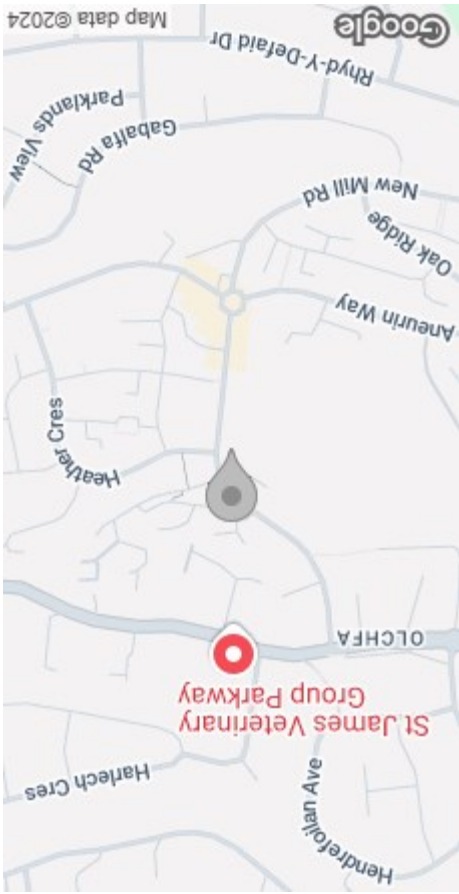
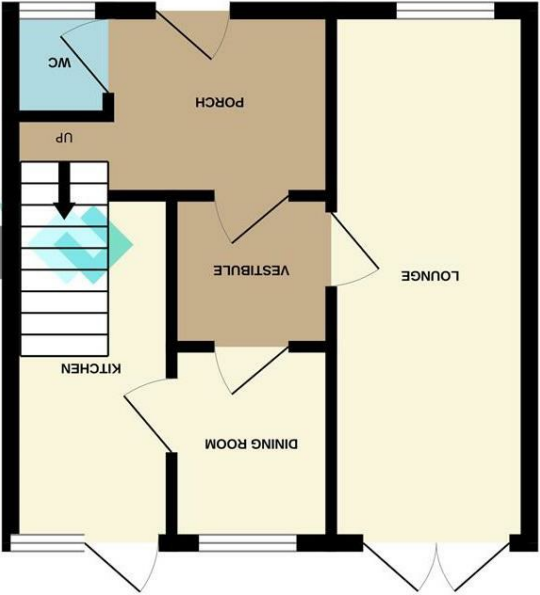
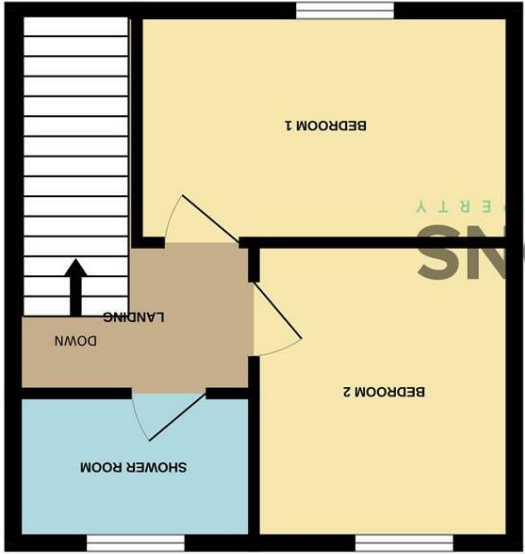


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

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 operating or efficiency can be given. Made with Metropix ©2024





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.

