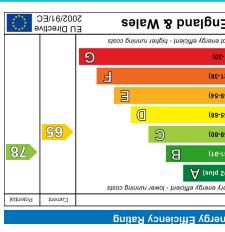
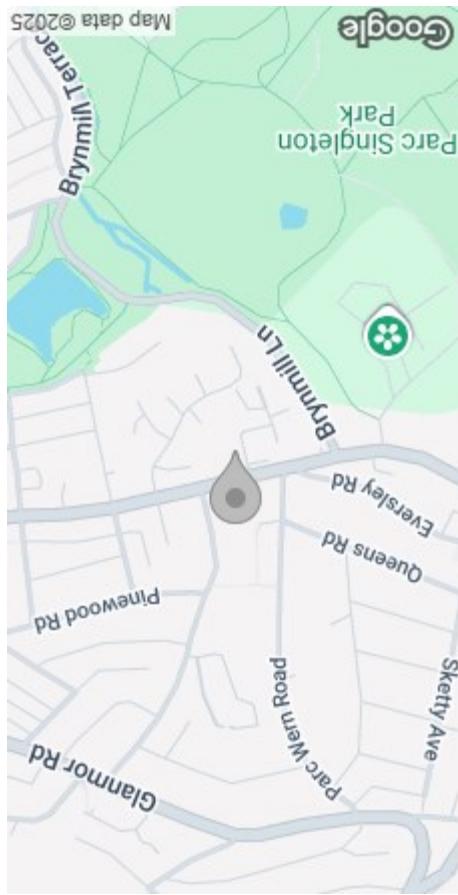




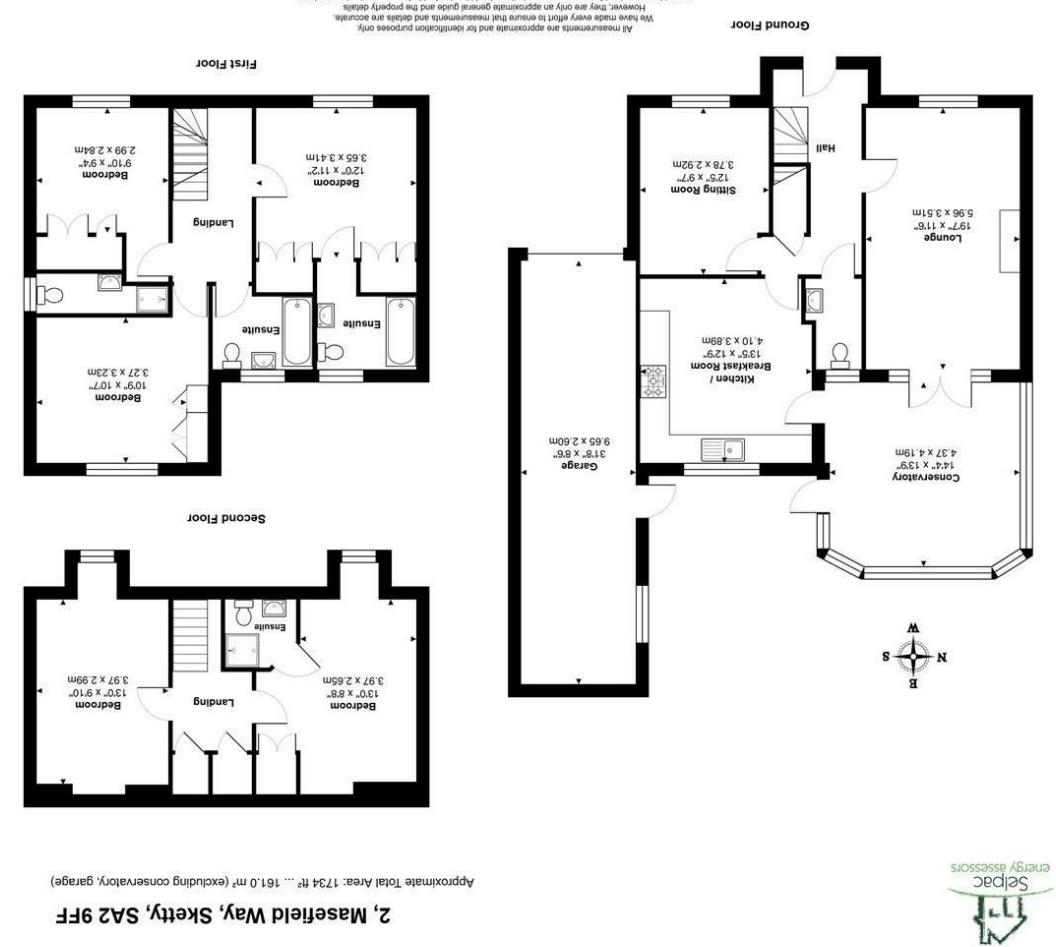
These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves as to their accuracy, No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



2, Masefield Way, Sketty, SA2 9FF  
Approximate Total Area: 1734 ft² / 161.0 m² (excluding conservatory, garage)

FLOOR PLAN



2 Masefield Way  
Sketty, Swansea, SA2 9FF  
Asking Price £479,000



DAWSONS  
ALL THINGS PROPERTY

## GENERAL INFORMATION

An Exceptional Opportunity to Own a Spacious Five-Bedroom Family Home in Sketty

Set in a sought-after cul-de-sac in Sketty, this substantial five-bedroom residence offers the perfect blend of space, comfort, and convenience. Ideally situated near Singleton, Cwmdonkin, and Brynmill parks, as well as the many amenities of Sketty Cross and Uplands, this home provides an enviable lifestyle in a prime location.

Stepping inside, you'll find a generously proportioned layout designed for modern family living. The ground floor boasts a welcoming entrance hallway, a bright and airy living room, a cozy sitting room, a well-appointed kitchen/diner, a cloakroom, and a charming conservatory.

On the first floor, there are three well-sized bedrooms, two of which benefit from en-suites, along with a stylish family bathroom. The top floor offers two additional bedrooms and another en-suite, making it an ideal space for growing families or visiting guests.

Externally, the property features a driveway leading to a tandem garage, providing ample parking. The rear garden is a true highlight—featuring two inviting patio seating areas, a beautifully maintained lawn, and an abundance of mature trees and shrubbery, creating a private and tranquil outdoor retreat.

With incredible potential to become a truly spectacular family home, early viewing is highly recommended—don't miss out on this fantastic opportunity!



## FULL DESCRIPTION

### FROUND FLOOR

#### ENTRANCE HALL

##### LOUNGE

19'6" x 11'6" (5.96 x 3.51)



##### SITTING ROOM

12'4" x 9'6" (3.78 x 2.92)



##### KITCHEN/BREAKFAST ROOM

13'5" x 12'9" (4.10 x 3.89)



##### CONSERVATORY

14'4" x 13'8" (4.37 x 4.19)

#### CLOAKROOM

#### FIRST FLOOR

#### LANDING



#### BEDROOM 1

11'11" x 11'2" (3.65 x 3.41)

#### EN SUITE BATHROOM

#### BEDROOM 2

10'8" x 10'7" (3.27 x 3.23)

#### BEDROOM 3

9'9" x 9'3" (2.99 x 2.84)

#### EN SUITE SHOWER ROOM

#### FAMILY BATHROOM

#### SECOND FLOOR

#### LANDING

#### BEDROOM 4

13'0" x 9'9" (3.97 x 2.99)

#### BEDROOM 5

13'0" x 8'8" (3.97 x 2.65)

#### EN SUITE SHOWER ROOM

#### EXTERNAL

FRONT - Driveway parking leading to garage.

REAR - Garden laid to lawn with two sit out patio areas.

#### PARKING

Driveway parking for 2 vehicles.

#### TANDUM GARAGE

Entry through up and over door. Housing electrics double glazing and pedestrian access to side.

#### SERVICES

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

#### TENURE

Freehold

#### COUNCIL TAX

Band G

#### EPC

Rating D

