

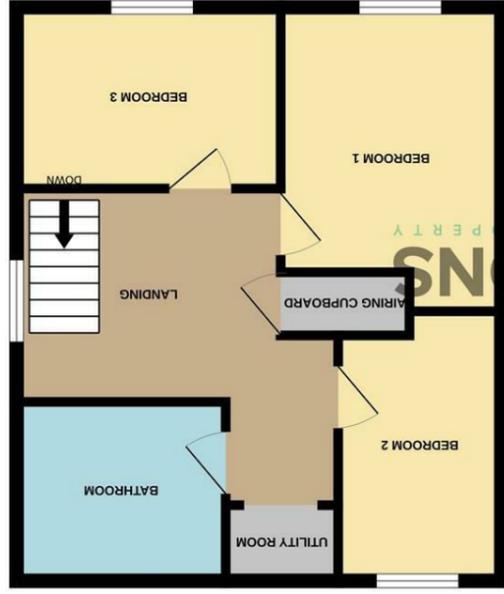
EPC



AREA MAP

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.

TOTAL FLOOR AREA : 905 sq. ft. (84.1 sq.m.) approx.  
 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 or omission in this 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.  
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FLOOR PLAN



4 The Ridge  
 Sketty, Swansea, SA2 8AG  
 Asking Price £380,000



## GENERAL INFORMATION

Dawsons bring to market this recently refurbished Semi detached property, in the charming area of, The Ridge. As you step inside, you are greeted by an open aspect lounge/ dining room, perfect for entertaining guests or simply relaxing with your loved ones.

With three double bedrooms and a well-appointed bathroom and utility cupboard on the first floor, this property offers ample space for a growing family or those who enjoy having a guest room or home office. The hallway boasts a convenient cloakroom and storage cupboard, ensuring that everything has its place.

The heart of this home lies in the lounge/dining room and newly fitted kitchen, where you can envision creating delicious meals and making lasting memories.

Outside, the external laid to lawn garden at the front and rear provides a tranquil retreat for enjoying a morning coffee or hosting summer barbecues. The driveway and single garage offer parking solutions in this sought-after location. Situated near Swansea seafront, this property enjoys a prime spot in a lovely cul-de-sac within the heart of Derwen Fawr. With sound insulation on the left-hand side, peace and privacy are guaranteed.

Don't miss the opportunity to make this house your home and

## FULL DESCRIPTION

### ENTRANCE

### HALLWAY

### CLOAKROOM

### LOUNGE

16'7" ( into bay) x 12'4" (5.06 ( into bay) x 3.77)

### DINING ROOM

12'9" x 9'3" (3.91 x 2.83)

### KITCHEN

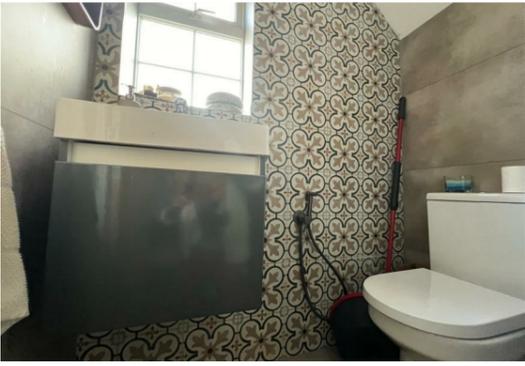
9'8" x 8'5" (2.96 x 2.58)

### FIRST FLOOR

### LANDING

### BEDROOM ONE

13'0" x 9'9" (3.97 x 2.98)



**BEDROOM TWO**  
12'11" x 9'6" (3.95 x 2.91)

**BEDROOM THREE**  
10'0" x 9'9" (3.06 x 2.99)

### BATHROOM

### UTILITY CUPBOARD

### EXTERNAL

FRONT- Laid to lawn garden, driveway and single garage.

REAR- Laid to lawn garden with patio seating area and boarded mature shrubs

### SERVICES

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

### N.B

There is under floor heating throughout the property.

