

GENERAL INFORMATION

Step inside this end terrace house located in the heart of Sketty with shopping amenities close at hand in Sketty Cross. Kimberley Road is also within close proximity to Singleton Park, Singleton Hospital, Swansea University, vibrant Uplands quarter, where you can enjoy a selection of bars and restaurants and the sea front.

The ground floor accommodation offers, entrance vestibule, good size lounge/dining room through to a rear facing kitchen. Venture upstairs to find a landing with a unique chill-out area, adding character to the property. A fixed ladder leads up to an attic room, offering endless possibilities for its use - a peaceful retreat, a home office, or a hobby room, the choice is yours.

This lovely home boasts two double bedrooms, providing ample space for a growing family or guests. The bathroom offers convenience and comfort for your daily routines.

Step outside to the rear enclosed garden, where a decked sitting area awaits at the top, ideal for enjoying a morning coffee or hosting summer barbecues. With shopping amenities just a stone's throw away, this property offers both convenience and a peaceful retreat from the hustle and bustle of everyday life.

Don't miss the opportunity to make this end terrace house your own and create lasting memories in the heart of Sketty.

EPC RATING - E
COUNCIL TAX BANDING - C
TENURE - FREEHOLD

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE VESTIBULE

LOUNGE/DINING ROOM
21'8" max x 16'11"ax (6.61 max x 5.18max)

KITCHEN
9'1" x 7'11" (2.79 x 2.43)

FIRST FLOOR

LANDING

CHILL OUT AREA ON THE
LANDING
10'10" x 6'5" (3.31 x 1.98)

BATHROOM
9'1" x 7'11" (2.79 x 2.42)



BEDROOM 1
10'9" x 10'3" max (3.30 x 3.13 max)

BEDROOM 2
10'7" x 10'2" plus alcoves (3.24 x 3.10 plus alcoves)

ATTIC ROOM
9'3" x 9'1" (2.82 x 2.78)
Gained via a fixed ladder from the landing.

EXTERNAL

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

