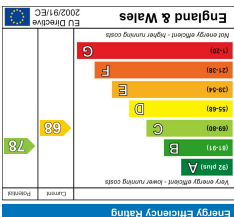


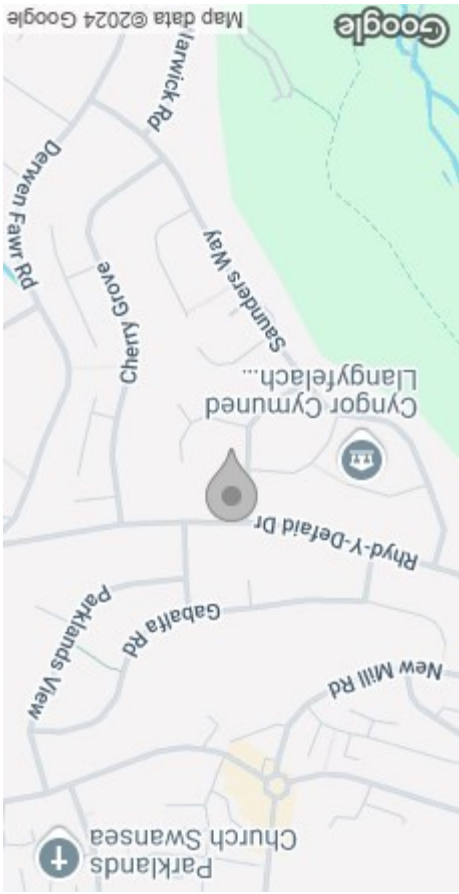


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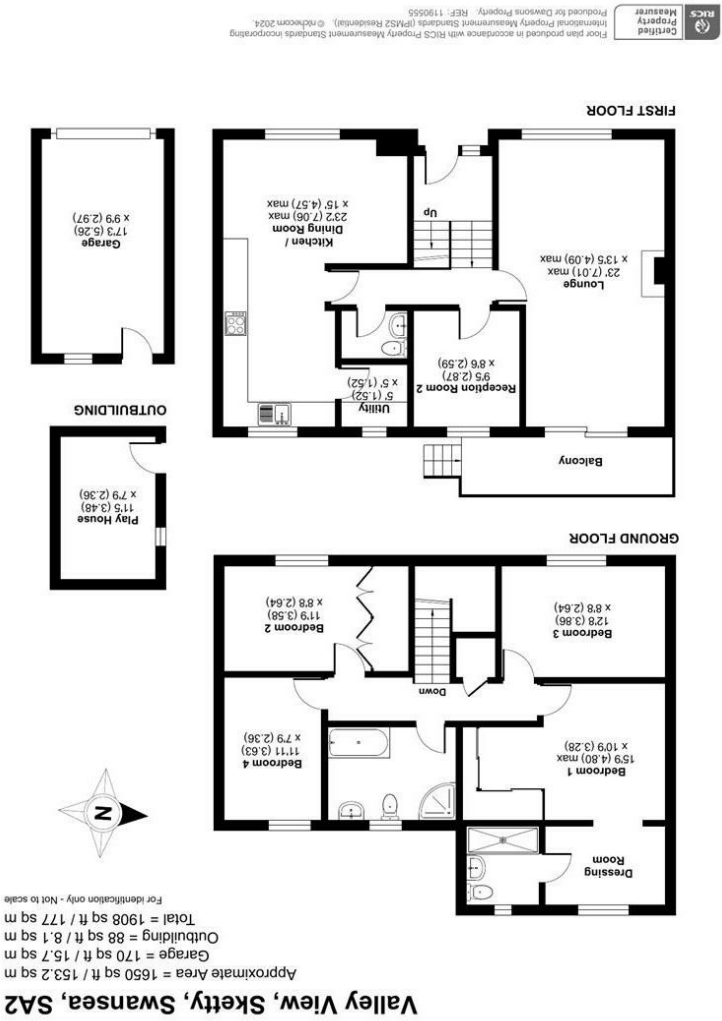
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EPC



AREA MAP



FLOOR PLAN



16 Valley View  
Sketty, Swansea, SA2 8BG  
Asking Price £600,000





GENERAL INFORMATION

An imposing front façade and delightful rear garden, this four bedroom detached timber style dwelling provides the perfect home for a range of buyers.

As you step inside, you'll be greeted by a beautifully presented interior that exudes elegance and style. The open plan high spec kitchen and dining room is perfect for hosting gatherings and creating lasting memories. The property also features a convenient utility room and cloakroom, adding to the functionality of the space.

One of the highlights of this property is the good-sized lounge that opens onto a large balcony, with views to Mumbles Pier which offers ample space for relaxation and socializing providing enough room for multiple people to enjoy. Additionally, there is a reception room 2 providing a versatile space that can be tailored to suit your needs.

Downstairs you'll find the four bedrooms, with the master bedroom boasting a dressing room and an en-suite shower room for added luxury and convenience together with a family bathroom.

The manicured garden surrounding the house provides a picturesque setting for outdoor activities and al fresco dining together with ample driveway parking for up to 5 vehicles and a garage. Playhouse within the garden, which provides a great space for children, separate from the house. Mature gardens. Private rear garden.

The proximity to Singleton Park, Singleton Hospital, Swansea University, Clyne Valley, the sea front, also being close to Olchfa, and Bishop Gore Comprehensive Schools and also Parklands Junior School, makes this home an ideal choice for families, professionals.

Additionally, the convenience of shopping amenities at Sketty Cross ensures that daily errands are a breeze. Also within close proximity to the vibrant Uplands quarter, where you can enjoy a selection of bars and restaurants. Mumbles is also within easy reach, where you can enjoy promenade walks. Whether you're looking for a peaceful retreat close to nature or a vibrant urban lifestyle.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

BEDROOM 1  
15'8" max x 10'9" (4.80 max x 3.28)

DRESSING ROOM

EN-SUITE SHOWER ROOM

BEDROOM 2  
11'8" x 8'7" (3.58 x 2.64)

BEDROOM 3  
12'7" x 8'7" (3.86 x 2.64)

BEDROOM 4  
11'10" x 7'8" (3.63 x 2.36)

FAMILY BATHROOM



FIRST FLOOR

LANDING

LOUNGE  
22'11" max x 13'5" max (7.01 max x 4.09 max)

BALCONY  
16'9 x 9'4 (5.11m x 2.84m)

RECEPTION ROOM 2  
9'4" x 8'5" (2.87 x 2.59)

KITCHEN/DINING ROOM  
23'1" max x 14'11" max (7.06 max x 4.57 max)

UTILITY ROOM  
4'11" x 4'11" (1.52 x 1.52)

CLOAKROOM

EXTERNAL

ADDITIONAL INFORMATION  
Please note that the vendor is an employee of Dawsons

TENURE - FREEHOLD  
COUNCIL TAX BANDING - G  
EPC - D

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

