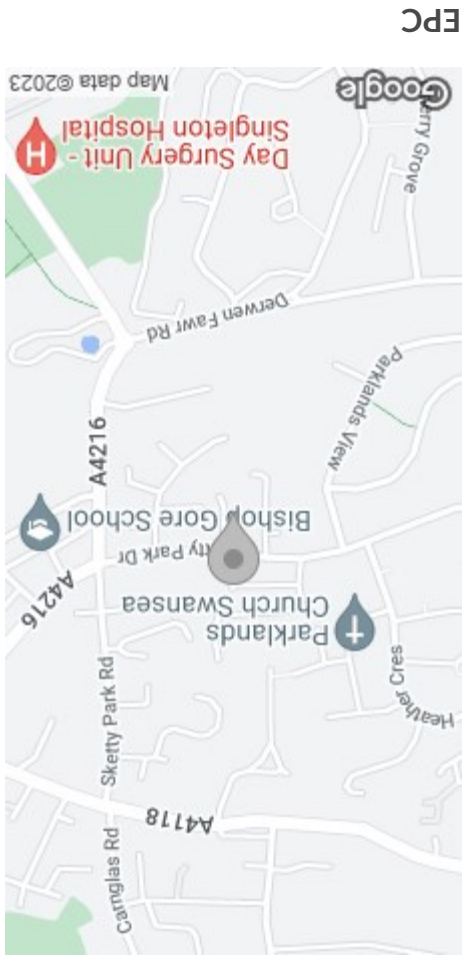
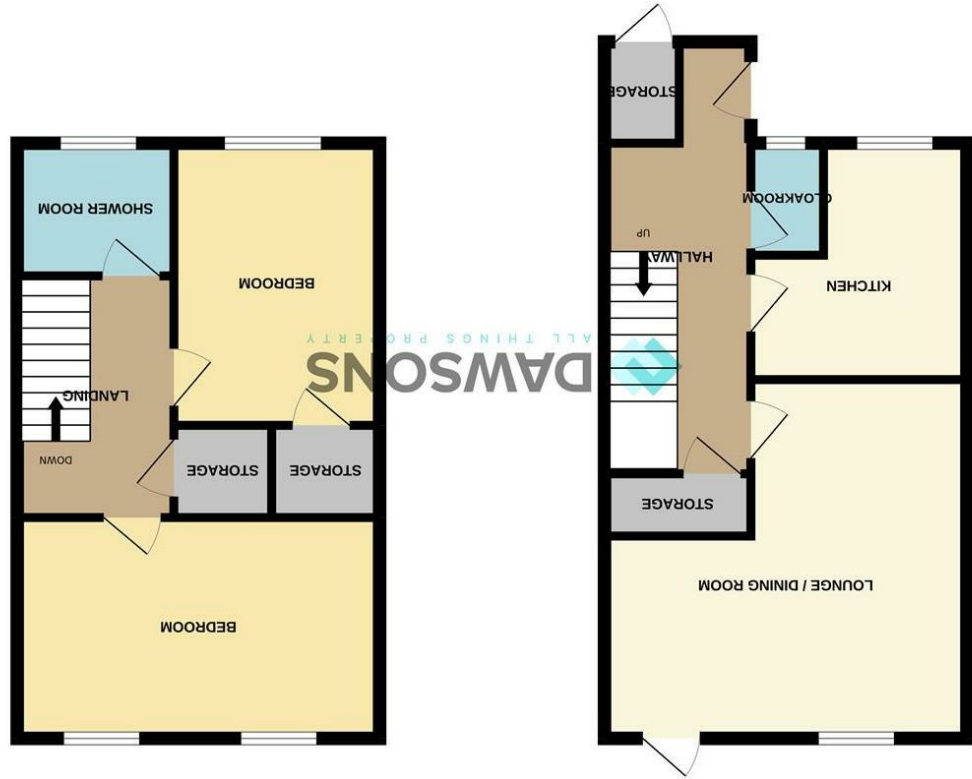


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

While every attempt has been made to ensure the accuracy of the layout contained here, measurements of rooms, window sizes and appliances shown here and included are for information only. Measurements of rooms, window sizes and appliances shown here and included are for information only. Measurements of rooms, window sizes and appliances shown here and included are for information only. Measurements of rooms, window sizes and appliances shown here and included are for information only.



AREA MAP



1ST FLOOR

GROUND FLOOR

FLOOR PLAN



6 Oaktree Avenue  
 Sketty, Swansea, SA2 8LL  
 Offers Around £160,000





## GENERAL INFORMATION

Offered to the market is this Spacious 2 Bedroom End-Terrace ex local authority Home located in the highly desirable area of Sketty within close distances to Olchfa Comprehensive School, Parklands Primary, local shops at Sketty Cross, Singleton Park, Singleton Hospital and the sea front is also within easy access together with Clyne Valley Woods perfect for a family day out.

The property is set over two floors with the Ground Floor comprising: Hallway, Cloakroom, Kitchen, and L-shaped Lounge / Dining Room. The First Floor has 2 Bedrooms (Which could potentially be made into 3 with the right configuration), and Shower Room. Externally the property benefits from low maintenance front and rear patio gardens, gated rear access, and an outside storage shed.

The property benefits from uPVC double glazing and gas central heating.

Viewing is highly recommended to appreciate this home and its central location.

N.B.: Please be aware that we are currently awaiting Grant of Probate.

## FULL DESCRIPTION

### Entrance

Enter via uPVC double glazed glass panel door into:

### Hallway

Coved ceiling, radiator, storage cupboard, and stairs to First Floor.

Doors into:

### Cloakroom

4'11" x 2'7" (1.51 x 0.79)

Two piece suite comprising low level w/c, wall mounted wash hand basin with tiled splashback, and uPVC double glazed window to front.



### Kitchen

10'4" x 6'5" (3.15 x 1.98)

Fitted with a range of wall and base units with work surface over, set in sink and drainer, plumb for washing machine, cooker point, tiled splashback, radiator, tiled floor, and uPVC double glazed window to front.

### L-Shaped Lounge / Dining Room

15'10" x 15'8" (4.83 x 4.79)

UPVC double glazed window and glass panel door to rear, coved ceiling, two radiators, and gas fireplace with backdrop, surround and hearth.

### First Floor

#### Landing

Storage cupboard with loft access. Doors into:

#### Bedroom One

15'10" x 9'8" (4.83 x 2.96)

UPVC double glazed windows to rear, and radiator.

#### Bedroom Two

12'4" x 8'7" (3.76 x 2.62)

UPVC double glazed window to front, storage cupboard housing boiler, and radiator.

### Shower Room

6'11" x 5'9" (2.11 x 1.77)

Three piece suite comprising low level w/c, wall mounted vanity wash hand basin, shower cubicle, partly tiled walls, radiator, and uPVC double glazed window to front.

### External

#### Front

Steps down to patio area, with mature bushes, storage shed, and gated side access to rear.

#### Rear

Low maintenance patio seating area with mature bushes, and gated rear access.

### N.B.

Please be aware that we are currently awaiting Grant of Probate.

