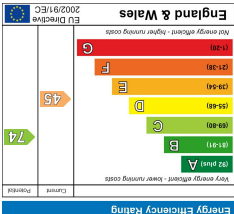
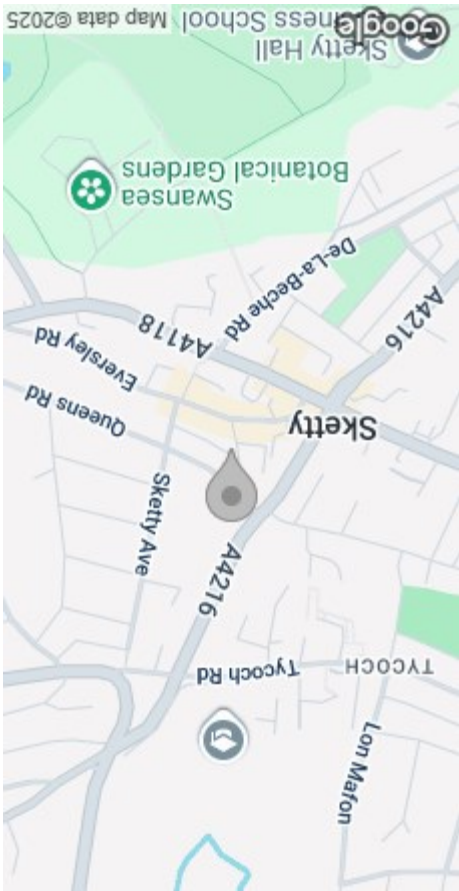


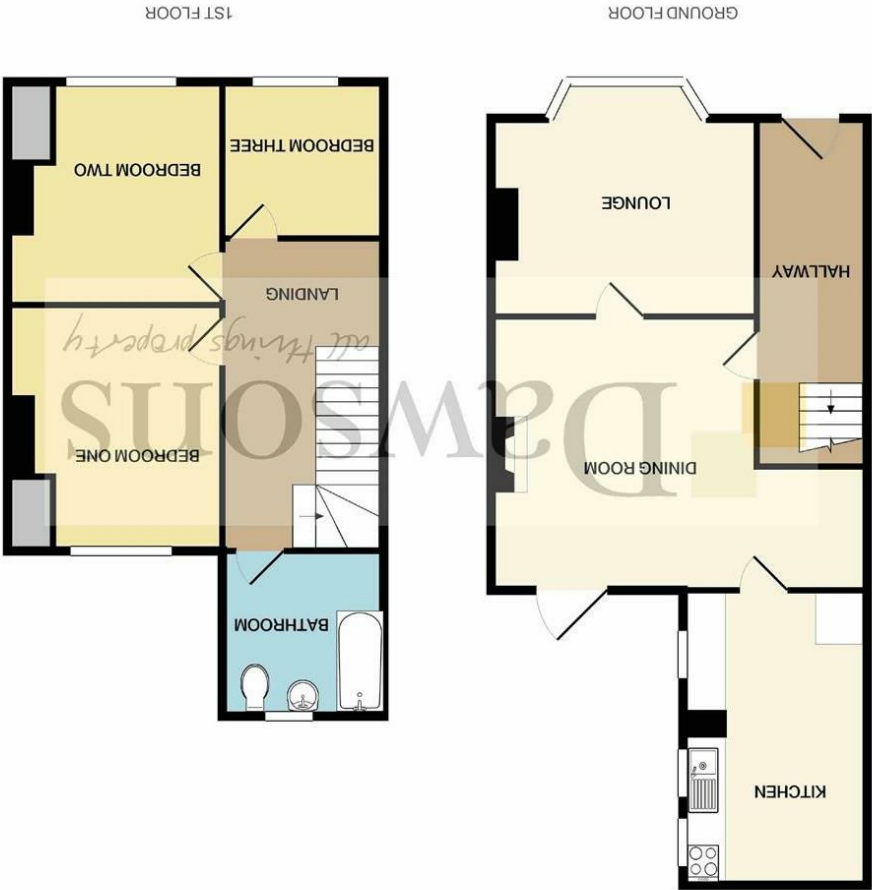
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



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AREA MAP





GENERAL INFORMATION

No onward chain. A Rare Opportunity in the Heart of Sketty.  
Don't miss the chance to own this beautifully renovated and impeccably presented three-bedroom detached home, ideally situated in the sought-after area of Sketty.

This charming property offers spacious and stylish living, featuring an inviting entrance hall, a bright dining room, a comfortable lounge, and a sleek, modern kitchen on the ground floor. Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom.

Enjoy the benefits of UPVC double glazing, gas central heating, tasteful and modern décor throughout, and a fully enclosed, low-maintenance rear courtyard—perfect for relaxing or entertaining.  
Just a short stroll from Sketty Cross, Singleton Park, Singleton Hospital, Swansea University, and the vibrant Uplands area, this home offers exceptional convenience and lifestyle appeal.

Viewing is highly recommended to fully appreciate the property's generous proportions, modern finish, and impressive versatility.

FULL DESCRIPTION

GROUND FLOOR

HALLWAY

DINING ROOM

15'5" max x 11'5" (4.71 max x 3.49)

LOUNGE

12'9" into by x 12'3" (3.91 into by x 3.75)

KITCHEN

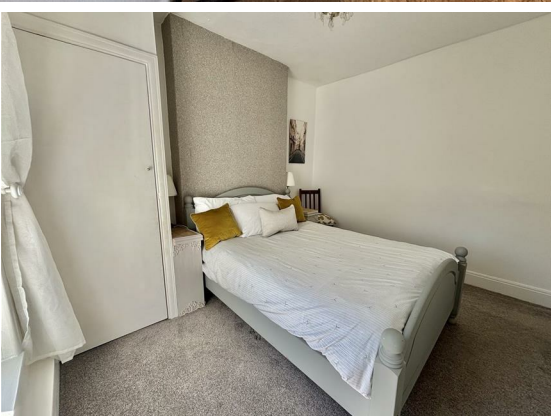
17'3" x 6'3" (5.28 x 1.91)

FIRST FLOOR

LANDING

BEDROOM 1

12'2" x 9'9" (3.72 x 2.98)



BEDROOM 2

10'4" x 9'10" (3.16 x 3.01)

BEDROOM 3

7'5" x 5'7" (2.28 x 1.71)

BATHROOM

7'4" x 5'11" (2.23 x 1.80)

EXTERNAL

FRONT

Open access leading onto small low maintenance paved front garden leading to entrance.

REAR

Delightful and very well presented fully enclosed low maintenance courtyard with built in bench seating area.

TENURE

LEASEHOLD - 500 YEAR LEASE FROM 29TH SEPTEMBER 1908 WITH 383 YEARS REMAINING

GROUND RENT- £6 PER ANNUM WHICH IS FIXED FOR THE TERM

Please note there is an absent landlord but the current owner has an indemnity policy in place.

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COUNCIL TAX

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SERVICES

Mains gas, electric, water (currently billed but a meter has been applied for) & drainage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

ADDITIONAL INFORMATION

This property is attached to a commercial premises.

