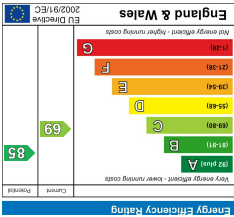


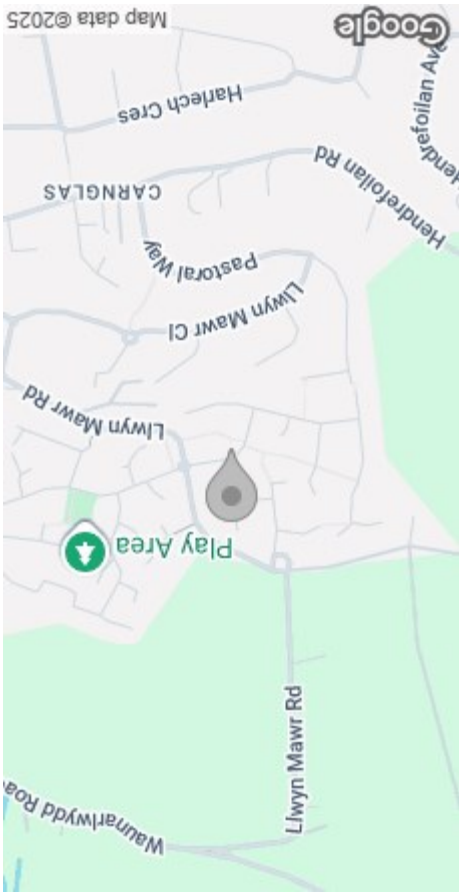
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained therein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan 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 operability or efficiency can be given.

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### EPC



### AREA MAP



### FLOOR PLAN



11 Rowan Avenue  
Sketty, Swansea, SA2 9HR  
Asking Price £340,000

4 1 2 C



GENERAL INFORMATION

NO ONWARD CHAIN!! Set in the highly sought-after Rowan Avenue, Sketty, this well presented four-bedroom detached residence offers an exceptional living experience. Boasting an open-plan design, this home seamlessly blends style with functional family living. Expansive windows and a thoughtfully designed layout ensure an abundance of natural light, while breathtaking sea views can be enjoyed from both floors and the rear garden.

Upon arrival, a charming entrance porch welcomes you, leading to a convenient downstairs WC. The spacious living room flows effortlessly into the dining area, creating the perfect setting for both everyday family life and entertaining. The well-appointed kitchen provides ample storage and workspace, catering to all culinary needs. A standout feature of this home is the stunning conservatory extension, offering a tranquil space for relaxation or social gatherings while soaking in the picturesque sea views.

Upstairs, the property boasts four well-sized bedrooms, two of which are generous doubles. The family bathroom serves all bedrooms, featuring a modern and stylish design.

This home benefits from a detached garage and a private driveway, ensuring ample parking. The beautifully maintained rear garden is a true highlight, offering uninterrupted sea views and an idyllic space for outdoor enjoyment. Additionally, four outdoor electric points provide extra convenience for garden activities and entertaining.

Situated in a prestigious residential area, this property enjoys close proximity to excellent local amenities, well-regarded schools, and convenient transport links. Combining modern comfort with spectacular coastal scenery, this is an unmissable opportunity to acquire this family home.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE PORCH

CLOAKROOM

LOUNGE  
16'9" x 16'3" (5.13 x 4.96)

DINING ROOM  
11'2" x 8'8" (3.41 x 2.66)

KITCHEN  
10'0" x 7'9" (3.05 x 2.37)

CONSERVATORY  
15'7" x 12'7" (4.77 x 3.85)

FIRST FLOOR

LANDING



BEDROOM 1  
12'8" x 10'5" (3.88 x 3.20)

BEDROOM 2  
12'5" x 10'4" (3.79 x 3.16)

BEDROOM 3  
6'7" x 8'8" (2.01 x 2.66)

BEDROOM 4  
10'0" x 6'3" (3.05 x 1.91)

FAMILY BATHROOM

EXTERNAL  
FRONT - Garden laid to lawn.

REAR - South facing with patio and a raised decking. Outdoor electric points and see views.

DETACHED GARAGE  
Entry via up and over doors with french doors at rear opening up to garden. The garage houses lighting and electrics.

PARKING  
Tarmacked off road parking for two cars.

SERVICES  
Mains electrics. Mains sewerage. Mains water. No on a water meter. Mobile phone and Broadband can be found via Ofcom Checker.

TENURE  
Freehold

COUNCIL TAX  
Band E

EPC  
Rating C

