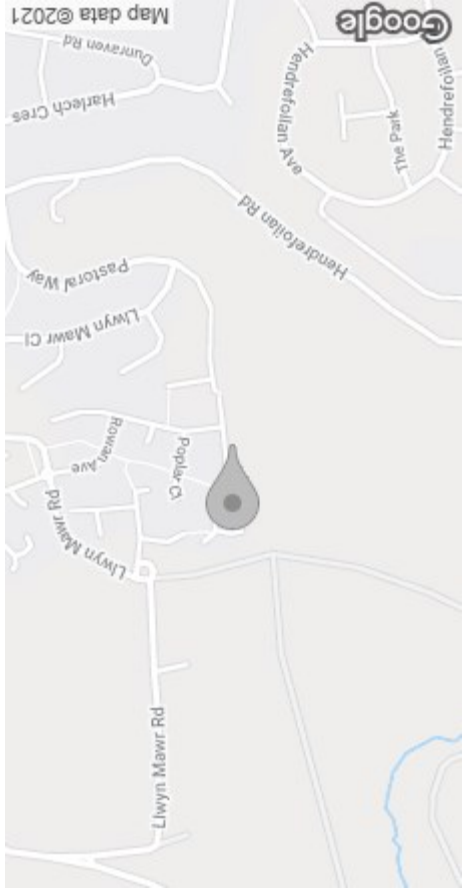


EPC

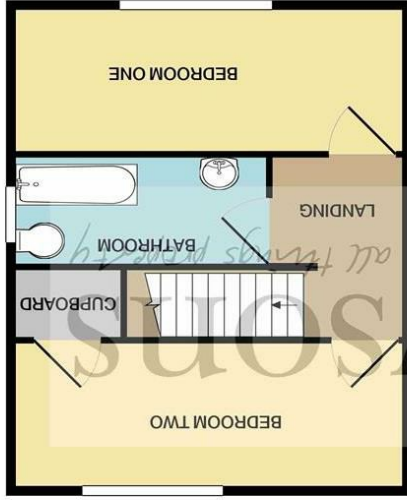


AREA MAP

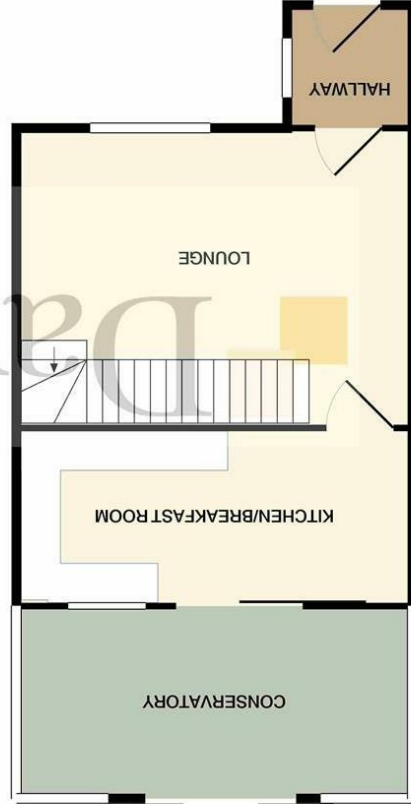
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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. Made with Metropix ©2021

1ST FLOOR



GROUND FLOOR



FLOOR PLAN



48 Huntingdon Way
 Sketty, Swansea, SA2 9HN
 Asking Price £179,950



GENERAL INFORMATION

Well proportioned and nicely presented semi detached property situated in a quiet and sought after location within the popular area of Sketty. This light and airy home offers a pleasant lounge, kitchen/breakfast room, conservatory, two double bedrooms and a first floor bathroom. Benefits include Upvc d/g, gas c/h, driveway parking, stunning sea views over Swansea Bay from front garden and bedroom one, far reaching views across fields and woodland from bedroom two and a charming, privately enclosed laid to lawn rear garden with patio seating areas. An ideal first time buy or investment purchase. Within good school catchment areas. Offering easy access to Singleton hospital, Swansea University, Sketty Cross, Tycosh Square, Fforestfach retail park and the M4. EPC - D.

FULL DESCRIPTION

Ground Floor

Entrance

Enter via Upvc double glazed obscured stained glass panel door into-

Hallway

5'6" (max) x 3'10" (max) (1.694m (max) x 1.183m (max))

Upvc double glazed obscured glass window to side, radiator, engineered wood flooring, door into:

Lounge

17'6" x 12'11" (5.349m x 3.958m)

Upvc double glazed window to front, staircase to first floor, built in under stairs storage cupboard, two radiators, engineered wood flooring, door into-



Kitchen/breakfast room

13'0" x 9'4" (3.971m x 2.856m)

Fitted with a range of wooden wall and base units incorporating work surface over, set in 1 1/2 bowl sink and drainer with mixer tap, built in electric oven and grill, set in four ring gas hob with extractor hood over, plumbed for washing machine, wall mounted 'Baxi' gas boiler, radiator, ceramic floor tiles, Upvc double glazed window and sliding glass panel door into-

Conservatory

12'2" x 9'7" (3.722m x 2.944m)

Upvc double glazed windows to sides and rear with sliding double doors leading out to garden, enjoying a pleasant outlook, radiator, ceramic floor tiles.

First Floor

Landing

Loft hatch leading to loft space, doors off to-

Bedroom One

13'0" x 9'2" (3.966m x 2.809m)

Upvc double glazed window to front enjoying attractive sea views to side, radiator.

Bedroom Two

13'0" x 8'11" (3.968m x 2.743m)

Upvc double glazed window to side boasting an attractive far-reaching outlook over fields and woodland, built in airing cupboard, radiator.

Bathroom

7'11" x 4'9" (2.426m x 1.452m)

Three-piece suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over, Upvc double glazed obscured glass window to side, ceramic wall tiles, radiator, tiled effect floor covering.

External

Front

Open access leading to entrance and driveway parking, pleasant front garden with decorative stones and mature bush borders.

Rear

An attractive privately enclosed rear garden with laid to lawn area and patio seating areas. With mature bush borders to side, gated access to front and storage shed.

N.B

.New boiler installed in 2020.

