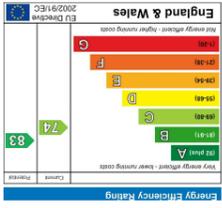
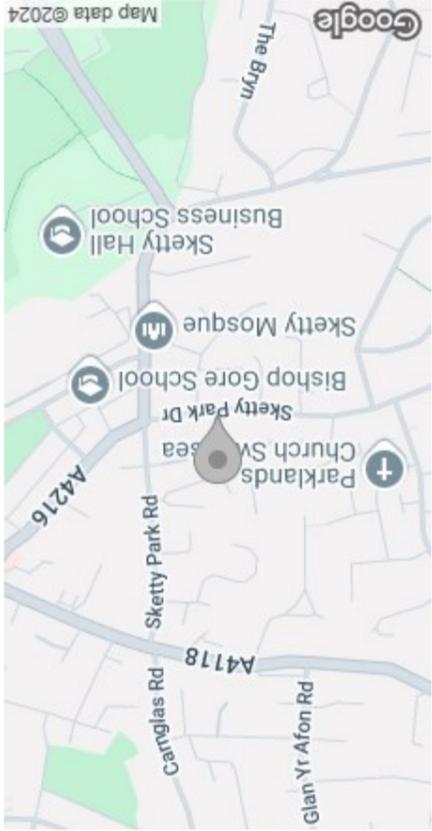




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



18 Sketty Park Drive
 Sketty, Swansea, SA2 8LN
 Asking Price £465,000



GENERAL INFORMATION

If you are seeking a harmonious blend of comfort, style and convenience in a sought after location, this 1930's style bay windowed semi-detached house, retaining many original features, is the perfect place to call home.

The residing owners purchased this property in 2014 and carried out a host of renovation works creating a truly impressive home.

As you step inside, you are greeted by a front-facing family lounge, with log burner, perfect for relaxing evenings with loved ones. The property boasts a cloakroom for added convenience, along with a beautifully fitted kitchen/dining room at the rear, ideal for hosting gatherings and creating lasting memories.

With four inviting bedrooms on the first floor, there is ample space for the whole family to unwind and recharge. The family bathroom is a luxurious retreat, offering both a bath and a separate shower cubicle for a touch of indulgence in your daily routine.

One of the standout features of this property are the beautiful outdoor spaces, with back yard leading up to mature garden filled with trees, shrubs and flowers. It includes a large decked seating area, large covered pergola with mains electric and lighting ideal for hot tub, smaller decked seating area, lawned area, summerhouse and log stores. The property backs onto a secluded wooded area making the whole garden so peaceful and tranquil.

Parking headaches will be a thing of the past, with space for up to 8 vehicles, and including a garage

Additionally, the property's ideal location provides easy access to Singleton Park, offering the perfect backdrop for leisurely strolls and outdoor enjoyment. Singleton Hospital, the university and the sea front is also within easy reach.

Don't miss out on the opportunity to make this property your own and start creating a lifetime of memories in this wonderful abode.

EPC RATING - C
COUNCIL TAX BANDING - F
TENURE - LEASEHOLD with a term of 999 years from June 1929 and 905 years remaining.
Ground Rent £12 p.a.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM

LOUNGE

13'10" max x 11'10" to bay (4.24 max x 3.63 to bay)

KITCHEN/DINING ROOM

21'1" max x 14'7" min (6.45 max x 4.47 min)

UTILITY ROOM

FIRST FLOOR

LANDING

FAMILY BATHROOM



BEDROOM 1

13'6" max x 12'0" to bay (4.14 max x 3.66 to bay)

BEDROOM 2

14'0" x 10'7" (4.27 x 3.23)

BEDROOM 3

12'0" max x 11'10" max (3.66 max x 3.63 max)

BEDROOM 4

10'7" max x 7'4" max (3.25 max x 2.26 max)

EXTERNAL

FRONT - Ample off road parking

REAR - With lawn, mature gardens, pergola and good size decked sitting area"

GARAGE - Situated to the rear of the house

SUMMER HOUSE

SERVICES

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

