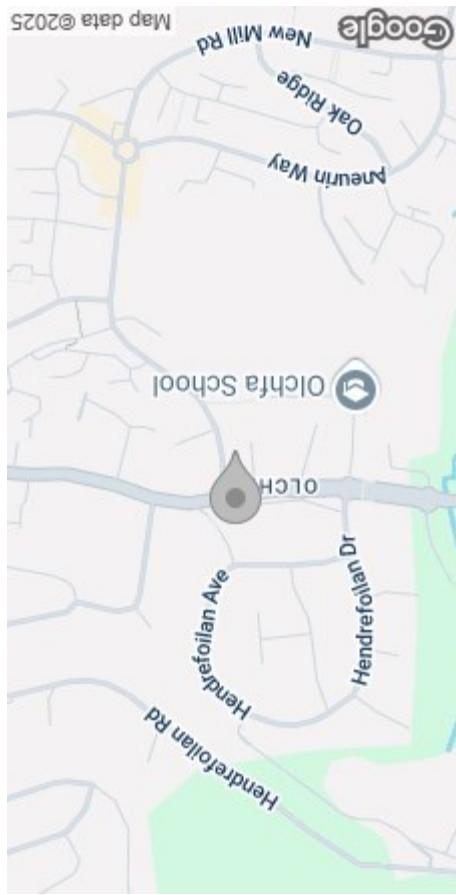
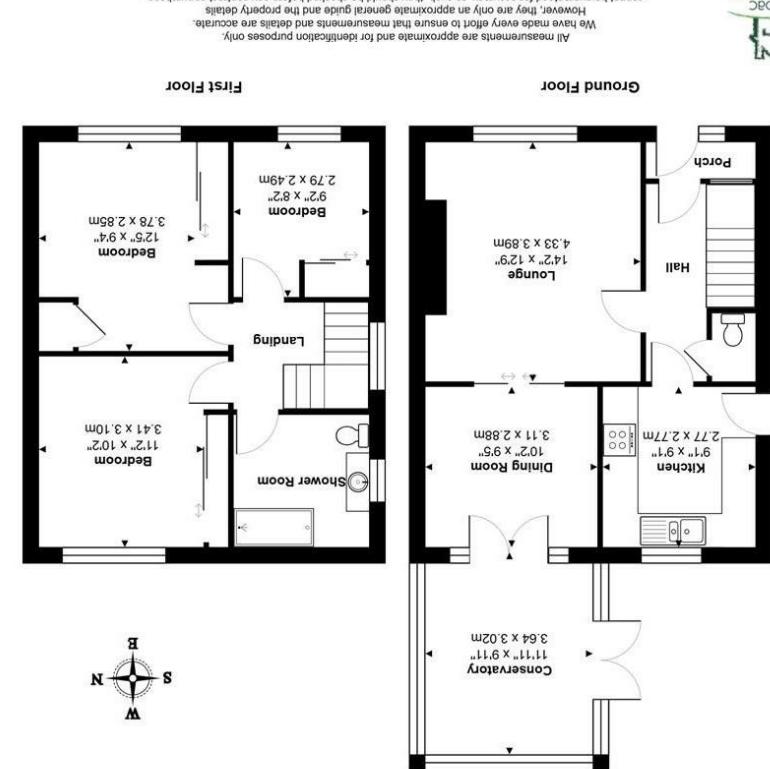


These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.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



123, Parkway, Sketty, SA2 8JE
Approximate Total Area: 937 ft² ... 87.0 m² (excluding conservatory)

FLOOR PLAN



GENERAL INFORMATION

Welcome to this delightful semi-detached home located in the sought-after area of Parkway, Sketty. Offering a spacious reception room, it's an ideal space for both entertaining guests and relaxing with family. With three generously sized bedrooms, this home provides ample room for everyone to unwind and enjoy comfort.

The property is spread across two levels. The ground floor includes an inviting entrance porch, a hallway, a convenient cloakroom, a cosy lounge, a formal dining room, a well-equipped kitchen, and a light-filled conservatory. Upstairs, you'll find three bedrooms and a family bathroom, ensuring practicality and comfort for all.

Set in the heart of Sketty Park, this home offers easy access to local amenities, schools, including the excellent Parklands Primary School and the well-regarded Olchfa Comprehensive, and parks. This makes it the perfect choice for families who want to live in a vibrant, well-connected neighbourhood. The area boasts a strong sense of community while remaining close to the bustling city of Swansea.

This property presents the perfect opportunity to put your own stamp on it and create a home that suits your style and needs. Don't miss out on the chance to make this charming property your own and create lasting memories in a welcoming community. Contact us today to schedule a viewing and take the first step toward owning your dream home in Parkway, Sketty.

No onward chain.

EPC - C

COUNCIL TAX BANDING - D

LEASE DETAILS - 999 year lease from 15th February 1966 with 939 years remaining

Ground Rent - £15.00 per annual



FULL DESCRIPTION

GROUND FLOOR

PORCH

HALLWAY

LOUNGE

14'2" x 12'9" (4.33 x 3.89)



DINING ROOM

10'2" x 9'5" (3.11 x 2.88)



KITCHEN

9'1" x 9'1" (2.77 x 2.77)

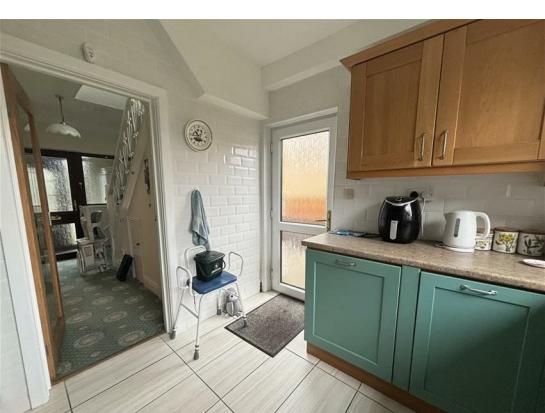


CONSERVATORY

11'11" x 9'10" (3.64 x 3.02)

CLOAKROOM

FIRST FLOOR



LANDING

BEDROOM 1

12'4" x 9'4" (3.78 x 2.85)

BEDROOM 2

11'2" x 10'2" (3.41 x 3.10)

BEDROOM 3

9'1" x 8'2" (2.79 x 2.49)

SHOWER ROOM

EXTERNAL

FRONT - Laid to lawn garden and driveway parking for 3+ vehicles.

REAR - Garden laid to lawn with sit-out patio area.

GARAGE

SERVICES

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

