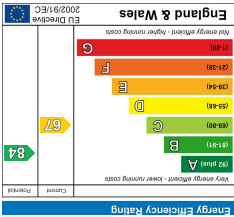
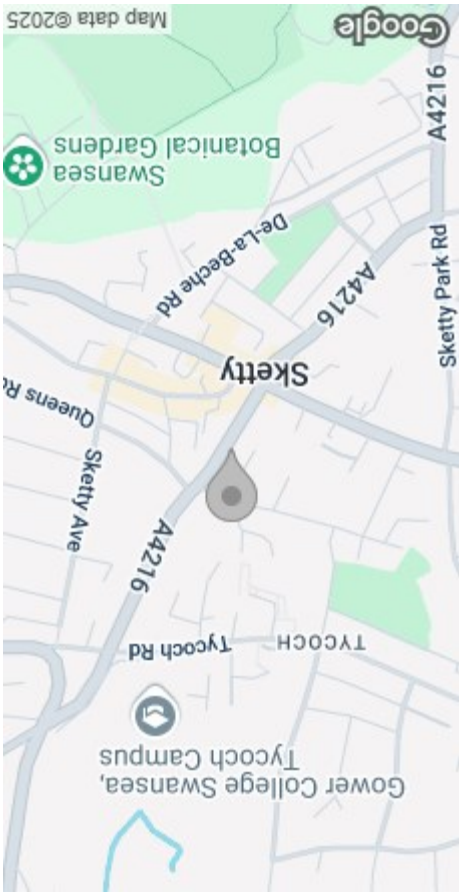


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



31 Vivian Road  
Sketty, Swansea, SA2 0UJ  
Asking Price £245,000





GENERAL INFORMATION

We are pleased to present this beautifully renovated mid-terrace home, ideally located in the heart of Sketty with a wealth of local amenities just a short walk away.

Arranged over two floors, the ground floor features a welcoming hallway, a spacious open-plan lounge and dining area, and a stylishly fitted kitchen that leads to a generously sized laundry/utility room.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms and a contemporary, well-appointed bathroom.

The property benefits from gas central heating with a newly installed boiler, as well as uPVC double glazing throughout. Outside, you'll find a fully enclosed rear garden leading to a private hardstanding parking area with space for two vehicles side-by-side, accessed via Kimberley Close.

Swansea City Centre is a short distance away together with Singleton Park, Single Hospital and the front foreshore.

Offered with no onward chain, this home is ready to move into and not to be missed.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE VESTIBULE

HALLWAY

CLOAKROOM

LOUNGE  
13'11" x 11'0" (4.26 x 3.36)

DINING ROOM  
10'1" x 12'2" (3.08 x 3.72)

KITCHEN/BREAKFAST ROOM  
11'9" x 9'10" (3.60 x 3.01)

LAUNDRY ROOM  
9'6" x 7'3" (2.91 x 2.21)

FIRST FLOOR



LANDING

BEDROOM 1  
12'2" x 11'2" (3.71 x 3.41)

BEDROOM 2  
9'11" x 9'10" (3.03 x 3.01)

BEDROOM 3  
11'8" x 8'10" (3.57 x 2.71)

FAMILY BATHROOM

EXTERNAL

FRONT  
Low wall brick frontage with access to entrance door.

REAR  
Fully enclosed garden with sitting area and lawn. Pedestrian gate leads to the parking at the rear.

PARKING

Off road parking to the rear for two vehicles side by side which can be gained via Kimberley Close which is located just off Kimberley Road.

COUNCIL TAX

Band D

EPC

Rating D

TENURE

Freehold

SERVICES

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

