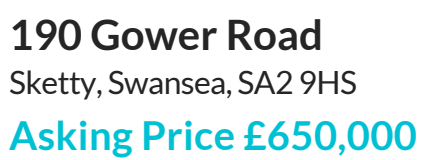




statements or representations of fact, but no warranty in respect of the property.

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.



GENERAL INFORMATION

A truly rare chance to acquire this Substantial Five Bedroom Detached property, located in the ever-popular area of Sketty.

This fantastic family home retains many features including stained glass, picture rails and coved ceiling, yet has all the benefits of modern living.

The property is arranged over three floors, comprising to the Ground Floor, Hallway, Three Reception Rooms, Kitchen / Breakfast Room, Conservatory and Cloakroom. To the First Floor, There are Five Bedrooms and Family Bathroom, and to the Second Floor are an additional Two Bedrooms and Bathroom.

Externally the property comprises; Generous off road parking to the front with a patio area, and to the rear there is an large patio area with mature shrubs, a decked seating area and a laid-to lawn.

This home is ideal for a growing or an already large family, offering access to the local amenities such as Sketty Cross, Singleton Hospital and Swansea University, whilst also being within great school catchment.

Viewing is highly recommended to appreciate this captivating family home.

FULL DESCRIPTION

Ground Floor

Porch

Hallway

Reception Room

19'3" x 11'6" (5.89 x 3.51)

Family Room

11'8" to bay x 10'9" (3.56 to bay x 3.30)

Dining Room

12'0" to bay x 11'3" (3.68 to bay x 3.45)

Cloakroom

Kitchen / Breakfast Room

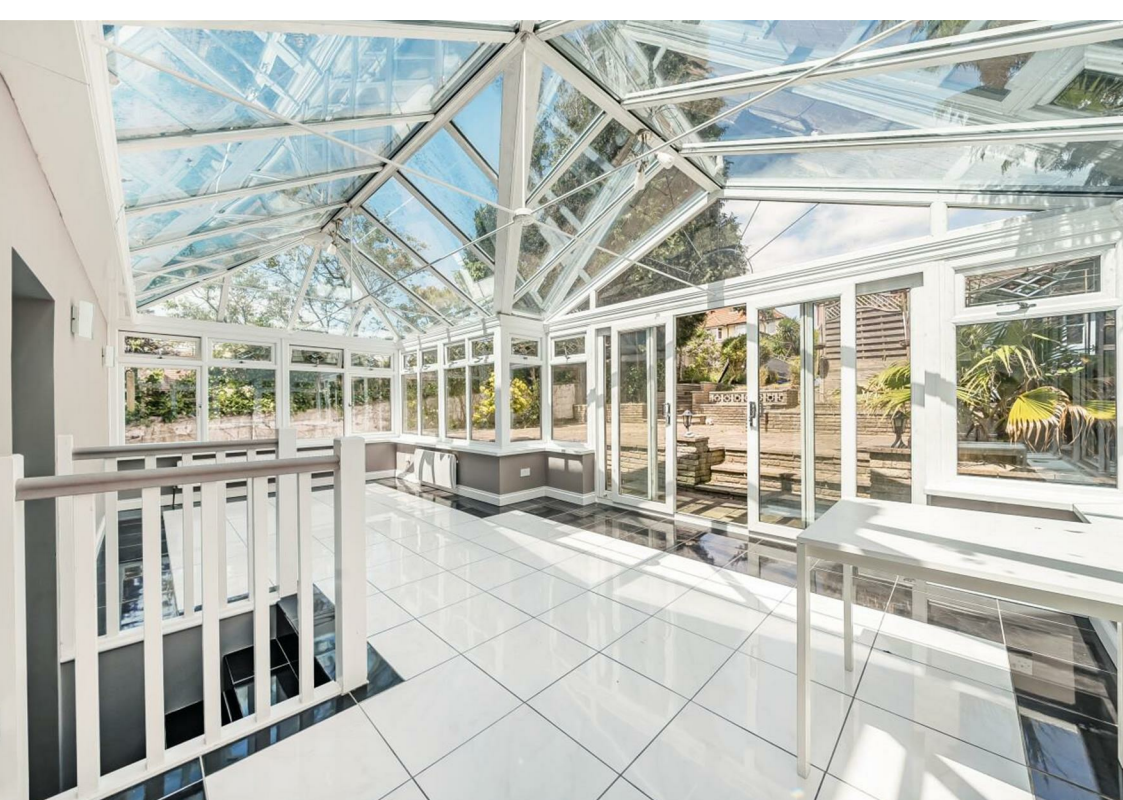
19'7" x 15'5" (5.99 x 4.72)

Conservatory

22'11" x 13'5" (7.01 x 4.09)

First Floor

Landing



Bathroom

Bedroom 1

16'6" x 11'5" (5.03 x 3.48)

Bedroom 2

12'4" to bay x 11'5" (3.78 to bay x 3.48)

Bedroom 3

14'0" x 11'5" (4.29 x 3.48)

Bedroom 4

11'8" x 8'2" (3.58 x 2.51)

Bedroom 5

11'1" x 8'0" (3.40 x 2.46)

Second Floor

Landing

Bedroom 6/Study

16'0" x 8'5" (4.88 x 2.59)

Bedroom 7/Dressing Room

11'0" x 10'9" to bay (3.36 x 3.30 to bay)

Bathroom

Ensuite Cloakroom

External

Front

Driveway parking for multiple cars. Boarded mature shrubs and bushes. Steps up to a patio area and gated side access either side of the property, which leads to the rear.

Rear

A Generous patio seating area with boarded mature shrubs, mature trees and bushes, a decked seating area with shed, and steps up to a laid-to lawn with an abundance of shrubbery.

Tenure

Freehold

EPC

C

Council Tax

G

Services

Mains gas, electric, water (billed) & drainage.

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

