



256 Gower Road

Sketty, Swansea, SA2 9JL

Asking Price £950,000



FULL DESCRIPTION

Sketty is one of Swansea's most desirable residential locations, renowned for its leafy streets, vibrant community, and excellent facilities. Residents enjoy a wealth of amenities, including boutique shops, cafés, popular pubs, and restaurants, alongside top-rated schools and recreational spaces. The area provides quick access to Swansea city centre, with its shopping, cultural attractions, and nightlife, as well as convenient transport links to Mumbles, the Gower Peninsula, and beyond. With parks, sporting clubs, and a welcoming community spirit, Sketty perfectly blends suburban tranquillity with urban convenience, making it a highly sought-after place to call home.

Let's now take a look in more detail...

Approach

Arriving at 256 Gower Road, you are welcomed via double electric iron gates that open onto an impressive sweeping tarmac driveway. Lined with mature trees, shrubbery, and subtle lighting, the driveway guides you around the beautifully landscaped grounds, offering substantial parking for multiple vehicles. The private setting and expansive grounds immediately impress, providing a stunning first impression that perfectly complements this remarkable home.

Step Inside...

Entrance Hallway

Through a stunning feature front door adorned with stained glass, you enter a super welcoming hallway, laid with herringbone flooring and a circular feature window. High ceilings with elegant coving and plate rail enhance the spacious feel, while a carpeted stairway leads to the first floor. The entrance provides access to the kitchen/dining/family room, sitting room, reception hall, and inner hallway, with ample discreet space for coats and shoes. Here you also have an integrated alarm system which adds peace of mind.

Reception Hall

14'10" x 11'10" (4.54 x 3.63)

Double doors from the entrance hallway lead to the versatile rear reception room, where double French doors open onto the wrap-around patio, bringing the outdoors in. Natural light floods through two windows, highlighting the herringbone flooring, high detailed ceilings with plate rail, and a feature fireplace flanked by alcoves with storage and shelving. This space provides seamless access to both the lounge and sitting room, creating a flexible and inviting family environment.

Lounge

16'11" x 16'5" (5.17 x 5.01)

Positioned at the front of the home, the lounge boasts dual-aspect windows and a stunning bay window, allowing natural light to pour in and frame the property's elegant frontage. This beautiful room features high ceilings with a detailed ceiling rose and coving, carpeted flooring, and a feature fireplace with log burner, perfect for cosy evenings with family and friends.

Sitting Room

17'11" x 11'11" (5.47 x 3.64)

A generously proportioned sitting room, accessible from both the entrance hallway and reception hall, offers a large side bay window overlooking the garden. Carpeted floors, high ceilings with intricate detailing, and a feature fireplace with marble surround and hearth.

Kitchen/Dining/Family Room

25'11" x 18'5" (7.92 x 5.62)

At the heart of the home, the stunning kitchen/dining/family room is bright and airy, with dual-aspect windows and bi-fold doors that seamlessly connect the interior with the garden. Tiled flooring and spotlighting enhance the contemporary feel, while a range of wall and base units topped with white quartz worktops provide ample storage. Integrated appliances include a sunken sink with swan tap, NEFF dishwasher, double Rangemaster oven with 5-ring hob and hot plate, space for an American-style fridge/freezer, and a large island with breakfast bar and slimline wine cooler. A dining area and family seating space complete this hub of the home, with tall units housing white goods neatly out of sight.

WC

Off the dining area, a WC offers a wash basin with storage beneath, tiled flooring and partial wall tiling, spotlighting, and a feature radiator, combining practicality with style.

Inner Hallway

From the entrance hallway, the carpeted inner hallway provides access to three bedrooms, the family bathroom, and a separate WC, offering a functional layout for family living.

Bedroom One

15'11" x 9'10" (4.86 x 3.00)

A beautifully large, bright bedroom with carpeted flooring, high ceilings with coving and plate rail, a feature fireplace with marble surround and hearth, and a window framing the front gardens.

AREA MAP



FLOOR PLANS



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(28-54) E			
(21-26) F		24	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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