

25 Parc Wern Road, Sketty, Swansea, SA2 0SF



Nestled in a tranquil residential street, this charming three-bedroom semi-detached house offers a perfect blend of character and potential.

This inviting Edwardian home features beautifully maintained gardens to both the front and rear, providing an idyllic setting for family life.

Upon entering, you are greeted by a characterful reception hall complete with the original stained glass window detail and stairs rising to the first floor. To the left there is a through reception room which is a versatile space boasting large bay windows to front and rear, allowing an abundance of natural light to flood in, creating a warm and welcoming atmosphere. To the rear of the property is a spacious and bright kitchen, ideal for modern family living.

The house exudes a lovely feel throughout, retaining many of its original features and offering a wonderful canvas for personalisation. While not entirely modernised, it presents an excellent opportunity for those looking to add their own touch to a characterful home.

The first floor accommodates three well-proportioned bedrooms, each providing a comfortable retreat. The large windows continue the theme of light and space, enhancing the overall charm of the house. The property has a partially converted loft (accessed via loft ladder) which is currently used as an art studio and store room.

The exterior is equally appealing, with well-tended gardens at the front that contribute to the property's curb appeal. The rear garden is a delightful haven, perfect for outdoor dining, gardening enthusiasts, or simply relaxing in a private and peaceful environment.

With its blend of character, light-filled spaces, and potential for modernisation, this delightful four-bedroom semi-detached house offers a unique opportunity to create a truly special family home.



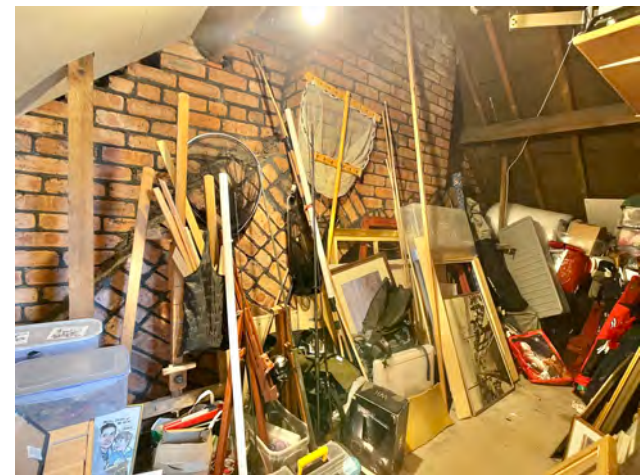
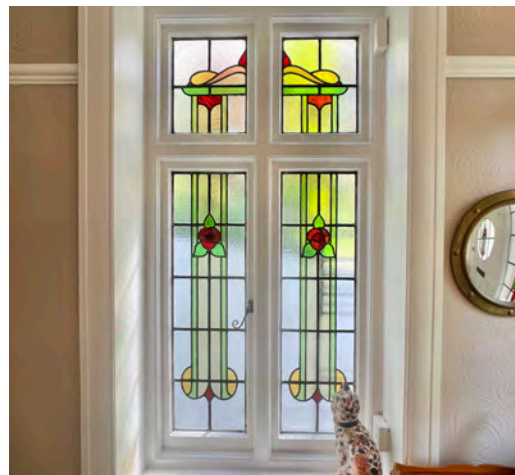
£375,000 FREEHOLD













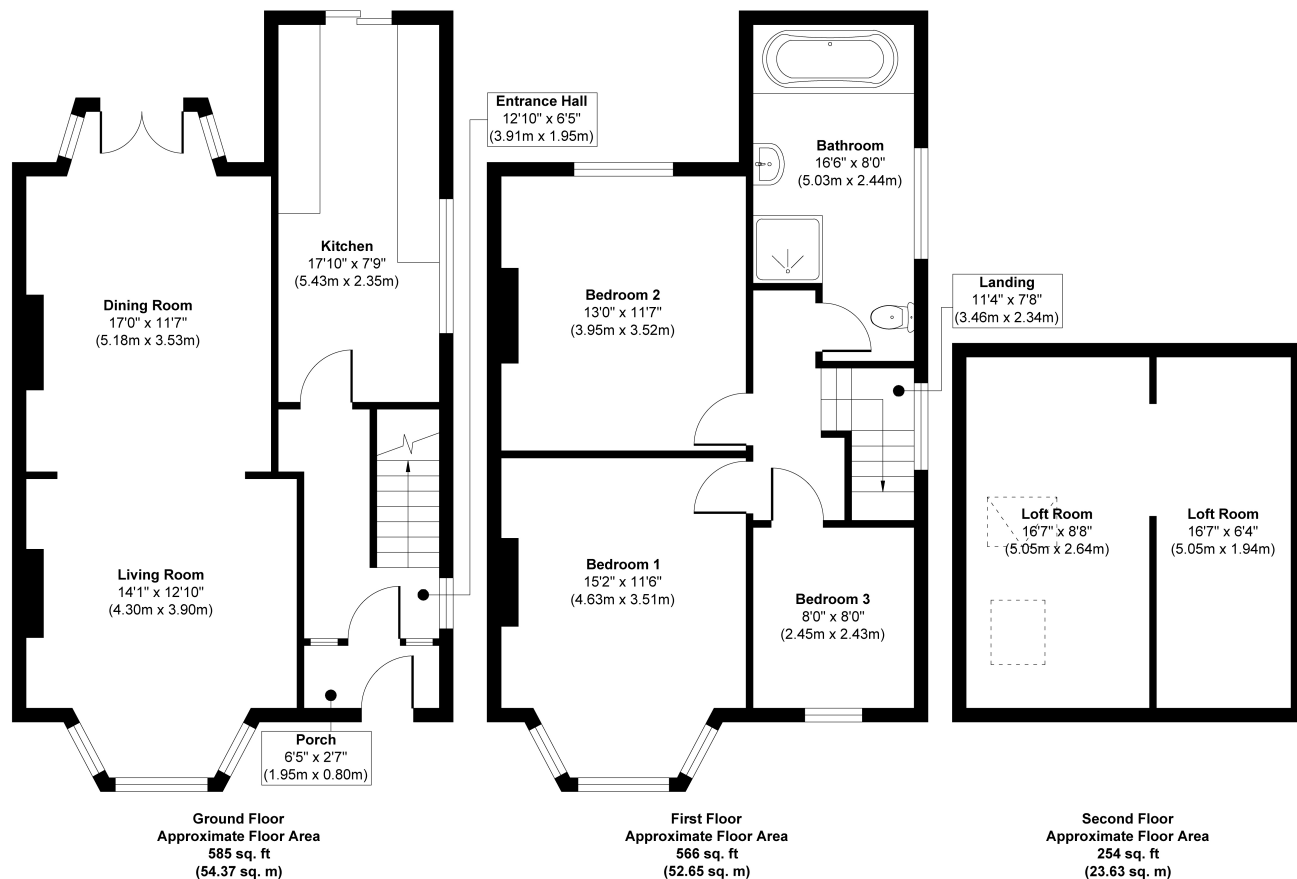
The property is **FREEHOLD**

The property is connected to all mains services and the central heating is fired by mains gas.

The Council Tax band is F (£2,915p.a.)

The EPC Rating is **E**

25 Parc Wern Road, Sketty



Approx. Gross Internal Floor Area 1405 sq. ft / 130.65 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The property occupies an elevated position from street level, there is a driveway and garage to the side of the front garden which is accessed via steps from street level. The front garden is a delightful space with plenty of mature flowers and shrubs attracting lots of bird life and creating a peaceful, calming place to sit.

The front door leads into a porch and then through to the entrance hall which is spacious and inviting. The ground floor accommodation is arranged off the entrance hall with a door leading into the through reception room which has large bay windows to front and back - a really attractive feature, and a period fireplace in the living area. The rear bay window has French doors leading out to a beautiful secluded patio area in the west facing rear garden.

The kitchen is contemporary in style and offers space for a breakfasting table and offers a dual aspect allowing natural light to flood in. To the rear there are sliding patio doors leading out to the garden.

The stairs lead up from the entrance hall to a spacious landing on the first floor which has a beautiful stained glass window.

There are two double bedrooms to front and rear and the third bedroom is a large single room. The family bathroom is to the rear of the house and offers a separate bath and shower cubicle.

The loft has been partially converted offering two rooms with a velux window. It is currently utilised as an art studio and store room. The loft is accessed via a pull down loft ladder.

The rear garden is laid out in three equally charming sections - there is a lovely private patio directly behind the house then steps rise to a lawned garden which in turn leads to a secluded area where there is a summer house which needs replacing however this area of the garden offers huge potential.



Parc Wern Road, located in the popular area of Sketty in Swansea, offers an exceptional residential experience characterized by its tranquillity, community spirit, and accessibility to a wealth of amenities.

One of the main advantages of living on Parc Wern Road is its peaceful residential environment. This quiet, tree-lined street provides a serene living atmosphere, perfect for families and professionals looking to escape the hustle and bustle of city life. Additionally, the area is surrounded by beautiful parks such as Singleton Park and Cwmdonkin Park, which offer ample opportunities for leisurely walks, picnics, and outdoor activities.

Sketty boasts a variety of local amenities, including shops, supermarkets, cafes, and restaurants, ensuring that residents have everything they need close by. The presence of Singleton Hospital in the area guarantees quick access to top-notch healthcare facilities, adding a layer of convenience and security for residents. Furthermore, Sketty is home to excellent educational institutions, making it an ideal location for families with children.

The area is well-served by public transport, with regular bus services connecting Sketty to Swansea city centre and surrounding areas. Easy access to major roads such as the A4118 and the M4 motorway ensures convenient commuting to nearby towns and cities, including Cardiff and Bristol. Sketty's strategic location offers close proximity to key employment centres, with Singleton Hospital and Swansea University within walking distance, making it an ideal spot for healthcare professionals and academics. Additionally, Swansea's city centre, with its diverse range of job opportunities, is just a short commute away.

Sketty is known for its vibrant and welcoming community. Local events, clubs, and activities provide plenty of opportunities to get involved and make connections, fostering a strong sense of belonging. The area offers a range of recreational facilities, including sports clubs, gyms, and leisure centres, catering to various interests and fitness levels.

Sketty and its surroundings boast a rich cultural heritage, with landmarks such as the Swansea Museum, Glynn Vivian Art Gallery, and the Dylan Thomas Centre within easy reach. Moreover, the stunning Gower Peninsula, renowned for its breathtaking beaches and coastal walks, is just a short drive away, offering endless possibilities for outdoor adventures and seaside relaxation.

Living in Parc Wern Road, Sketty, provides a perfect balance of tranquillity, convenience, and vibrant community life. With its excellent amenities, scenic surroundings, and strategic location for commuting and employment, it's an ideal place to call home. Whether you're a family, professional, or retiree, Sketty offers something for everyone, ensuring a high quality of life in one of Swansea's most desirable suburbs.





01792 986099

info@thegreenroomhomes.com

www.thegreenroomhomes.com



Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.



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