

21 Heol Ysgawen, Sketty, Swansea, SA2 9GS



A unique detached home in Sketty that combines spacious living with breathtaking sea views over Swansea Bay and Mumbles Head.

With four well-appointed bedrooms and two stylish bathrooms, including a luxurious ground floor suite, the home's standout features include a bright, expansive first-floor living room, a generous kitchen, and a charming conservatory that invites the outdoors in.

The low-maintenance garden, complete with a sea-view garden room, offers a tranquil retreat with stunning coastal vistas.

Offered with No Chain, this remarkable home is ready to become your perfect coastal sanctuary.



£360,000 FREEHOLD

Nestled in the sought-after suburb of Sketty, this remarkable property offers a rare blend of space, style, and stunning sea views that are truly lovely. From the moment you step inside, you'll be captivated by the thoughtful design and generous proportions that make this home a haven for both relaxation and entertaining.

The ground floor offers a spacious bedroom suite, complete with a contemporary ensuite, ensuring privacy and comfort for guests or family members. Adjacent to the suite is the attached garage, offering convenient and secure storage, or the potential for further development, subject to planning.

Ascending to the first floor, you're greeted by an expansive and light-filled living room. Bathed in natural light from its dual-aspect windows, this space boasts outstanding views over Swansea Bay and Mumbles Head. Whether you're unwinding with a good book or hosting friends, the ever-changing coastal vista provides an enchanting backdrop to everyday life.

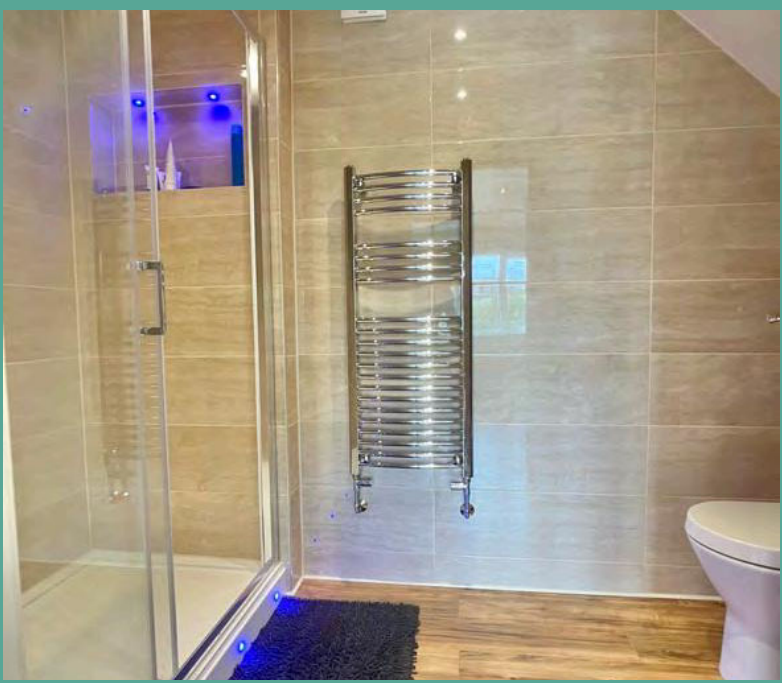
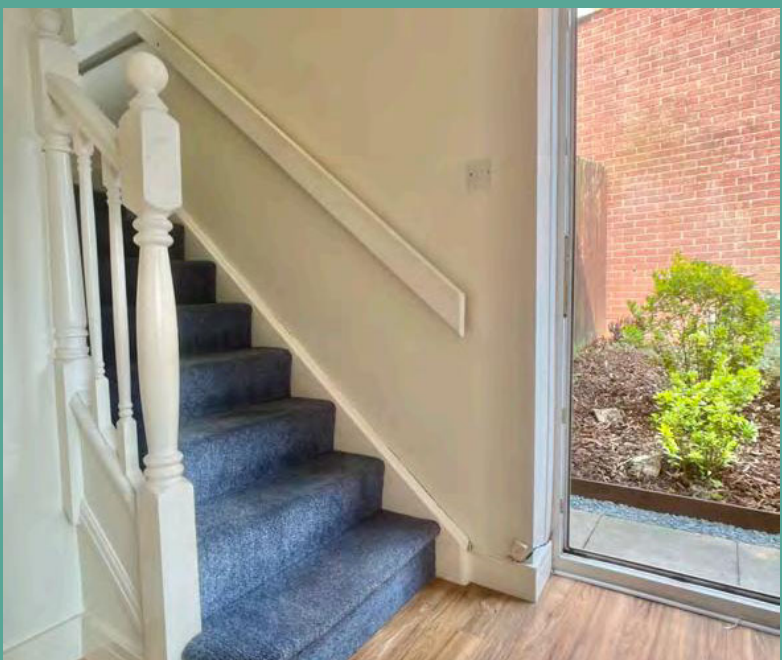
The kitchen is a cook's delight, spacious and well-appointed, offering ample room for culinary creations. The conservatory is a true highlight, perfect for enjoying your morning coffee while soaking in the tranquil garden and sea views.

This floor also hosts three bedrooms, each thoughtfully designed and the family bathroom is elegantly finished.

The garden, a private oasis overlooking the shimmering sea, is designed for ease of maintenance, allowing you to enjoy outdoor living without the burden of upkeep. Whether it's alfresco dining, gardening, or simply basking in the sun, this space offers it all. Additionally, the garden room/home office, complete with power, presents an ideal spot for working from home, creative pursuits, or a quiet retreat.

With the added benefit of No Chain, this extraordinary home is ready to welcome its next owners, offering a rare opportunity in one of Swansea's most desirable locations.













The property is FREEHOLD

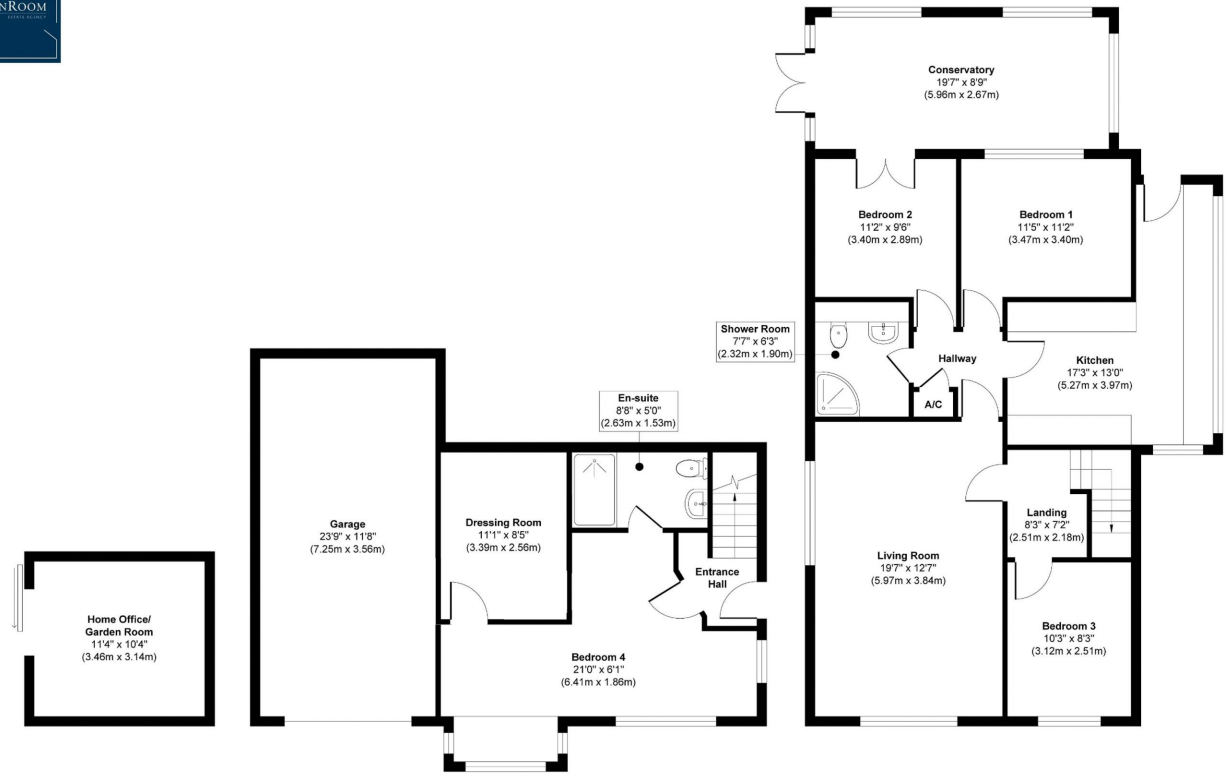
The property is connected to all mains services and the central heating is gas fired.

The Council Tax is Band E (£2,467p.a.)

The EPC Rating is D



21 Heol Ysgawen, Sketty



Home Office/
Garden Room
11'4" x 10'4"
(3.46m x 3.14m)

Garage
23'9" x 11'8"
(7.25m x 3.56m)

Dressing Room
11'1" x 8'5"
(3.39m x 2.56m)

En-suite
8'8" x 5'0"
(2.63m x 1.53m)

Shower Room
7'7" x 6'3"
(2.32m x 1.90m)

Bedroom 4
21'0" x 8'1"
(6.41m x 1.86m)

Entrance Hall

Lower Ground Floor
Approximate Floor Area
873 sq. ft.
(82.58 sq. m)

Conservatory
19'7" x 8'9"
(5.96m x 2.67m)

Bedroom 2
11'2" x 9'8"
(3.40m x 2.89m)

Bedroom 1
11'5" x 11'2"
(3.47m x 3.40m)

Kitchen
17'3" x 13'0"
(5.27m x 3.97m)

Living Room
19'7" x 12'7"
(5.97m x 3.84m)

Landing
8'3" x 7'2"
(2.51m x 2.18m)

Bedroom 3
10'3" x 9'3"
(3.12m x 2.51m)

Hallway

A/C

Ground Floor
Approximate Floor Area
1057 sq. ft.
(98.22 sq. m)

Approx. Gross Internal Floor Area 1846 sq. ft / 171.66 sq. m (Including Outbuilding)

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

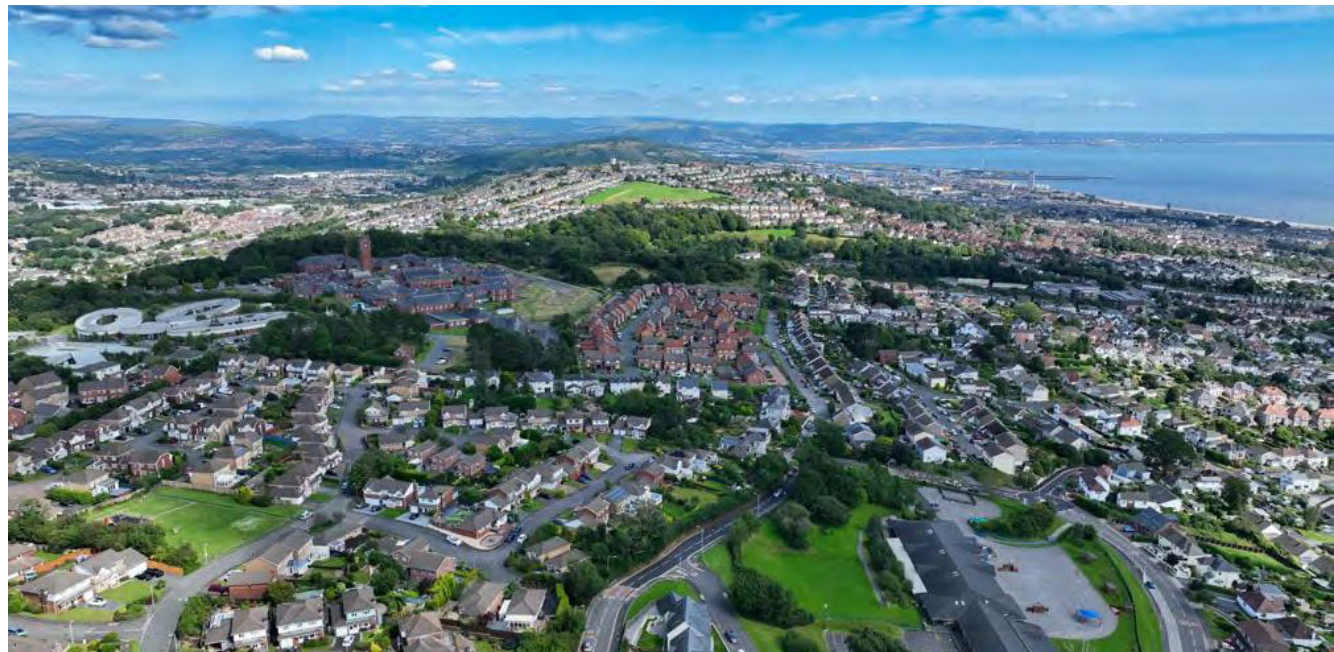


Living at Heol Ysgawen in Sketty, offers a perfect blend of convenience, community, and coastal charm. The area is well-regarded for its excellent amenities, including local shops, cafes, and restaurants, all within easy reach, making daily life a breeze. For families, the location is particularly appealing, with access to highly-rated schools such as Sketty Primary and Olchfa Comprehensive, ensuring a quality education for children.

Commuting from Heol Ysgawen is straightforward, with good road links providing easy access to Swansea city centre and the M4 motorway, ideal for those working in the city or further afield. Public transport options are also readily available, with regular bus services connecting you to key areas in Swansea and beyond.

Recreation is another highlight of life in Sketty. The area is close to the beautiful Singleton Park, perfect for leisurely walks, picnics, and family outings. For those who enjoy coastal activities, the stunning Swansea Bay and Mumbles are just a short drive away, offering everything from beachfront strolls to watersports and dining with a view. Additionally, Sketty's proximity to Gower Peninsula, with its renowned beaches and hiking trails, provides endless opportunities for outdoor adventures.

In summary, living at Heol Ysgawen, Sketty, offers a balanced lifestyle with excellent amenities, top-notch schooling, convenient commuting options, and abundant recreational opportunities, all within a vibrant and welcoming community.





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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.

