



21 **COEDFAN**
SKETTY, SWANSEA, SA2 8NS



Perfectly positioned in a tranquil corner of a popular development, 21 Coedfan is a well-presented, modern detached home.

Boasting four bedrooms, crisp interiors, and generous garden space, it effortlessly balances practical family living with a stylish, relaxed atmosphere.

A detached double garage and ample driveway parking complete the picture.

£475,000

“21 Coedfan gracefully balances four bedrooms, three reception rooms, and a sun-kissed rear garden, all complemented by a detached double garage and ample off-street parking.”



SQUARE FOOTAGE/ACREAGE

1,413 Sq Ft

ACCOMMODATION

Four Bedrooms
Two Bathrooms
Three Reception Rooms
Modern Kitchen
Utility
Downstairs WC

TENURE

FREEHOLD

















THE PROPERTY

Tucked away in a quiet corner of this sought-after development, 21 Coedfan effortlessly combines spacious design with contemporary comfort. Set behind a private driveway, the property offers ample off-street parking and a detached double garage—ensuring everyday convenience and practicality. Inside, three reception rooms provide versatile living space, complemented by a modern fitted kitchen, a handy utility room, and a ground-floor WC. The property offers xxxsqft of living space.

Upstairs, the principal bedroom features its own en suite bathroom, while a generously proportioned family bathroom serves the remaining bedrooms. Outside, a sun terrace spans the rear of the house, accessed through French windows from the living room—ideal for alfresco dining or simply soaking up the sun. Beyond, a neat lawn stretches away, flanked by a discreet side area for a clothesline, connecting to the garage. Well-maintained by the current owner, 21 Coedfan presents a superb opportunity for those seeking a stylish, family-friendly home in a tranquil location.

The property is offered with No Chain.





THE LOCATION

Coedfan in Sketty, SA2 8NS sits in a sought-after residential pocket of Swansea, known for its family-friendly atmosphere, excellent amenities, and convenient links to both coast and countryside. Here's a closer look at what the area has to offer:

Shopping & Social Amenities

Sketty Cross (approx. 1 mile) provides everyday conveniences, including a supermarket, pharmacy, bakeries, and independent shops. Nearby Uplands (around 2 miles) hosts vibrant cafés, bars, and restaurants—making it a popular destination for socialising. Swansea city centre (approx. 3 miles) offers major retail brands, markets, theatres, and leisure facilities.

Cultural & Outdoor Attractions

Clyne Gardens (around 1.5 miles) is renowned for its stunning botanical displays and peaceful walking trails. The Gower Peninsula, the UK's first Area of Outstanding Natural Beauty, lies west of Sketty (approx. 4–5 miles to its start), brimming with breathtaking beaches and coastal paths. Mumbles (approx. 3–4 miles), a charming seaside village, is home to boutique shops, cafés, bars, and a scenic promenade. Local parks and playgrounds in Sketty itself provide green spaces perfect for strolls or family outings.

Transport & Commuting

Swansea city centre is about 3 miles away—conveniently reached by car or public transport for work, shopping, and entertainment. The M4 motorway (Junction 47, Penllergaer) is approximately 5–6 miles away, providing straightforward routes across South Wales and beyond. Singleton Hospital is roughly 1.5 miles away, while Swansea University (Singleton Campus) is around 2 miles—making Sketty ideal for healthcare professionals or academics. Morriston Hospital, another key employer, lies about 6 miles northeast of Sketty.

Schools & Catchment

Sketty is well-regarded for its excellent school options. Primary schools such as Sketty Primary and nearby Parkland Primary enjoy positive reputations, while secondary provision is typically within the Olchfa or Bishop Gore catchment areas (it's best to confirm with the local authority). With Swansea University's two campuses close by, families with older children also enjoy straightforward access to higher education.

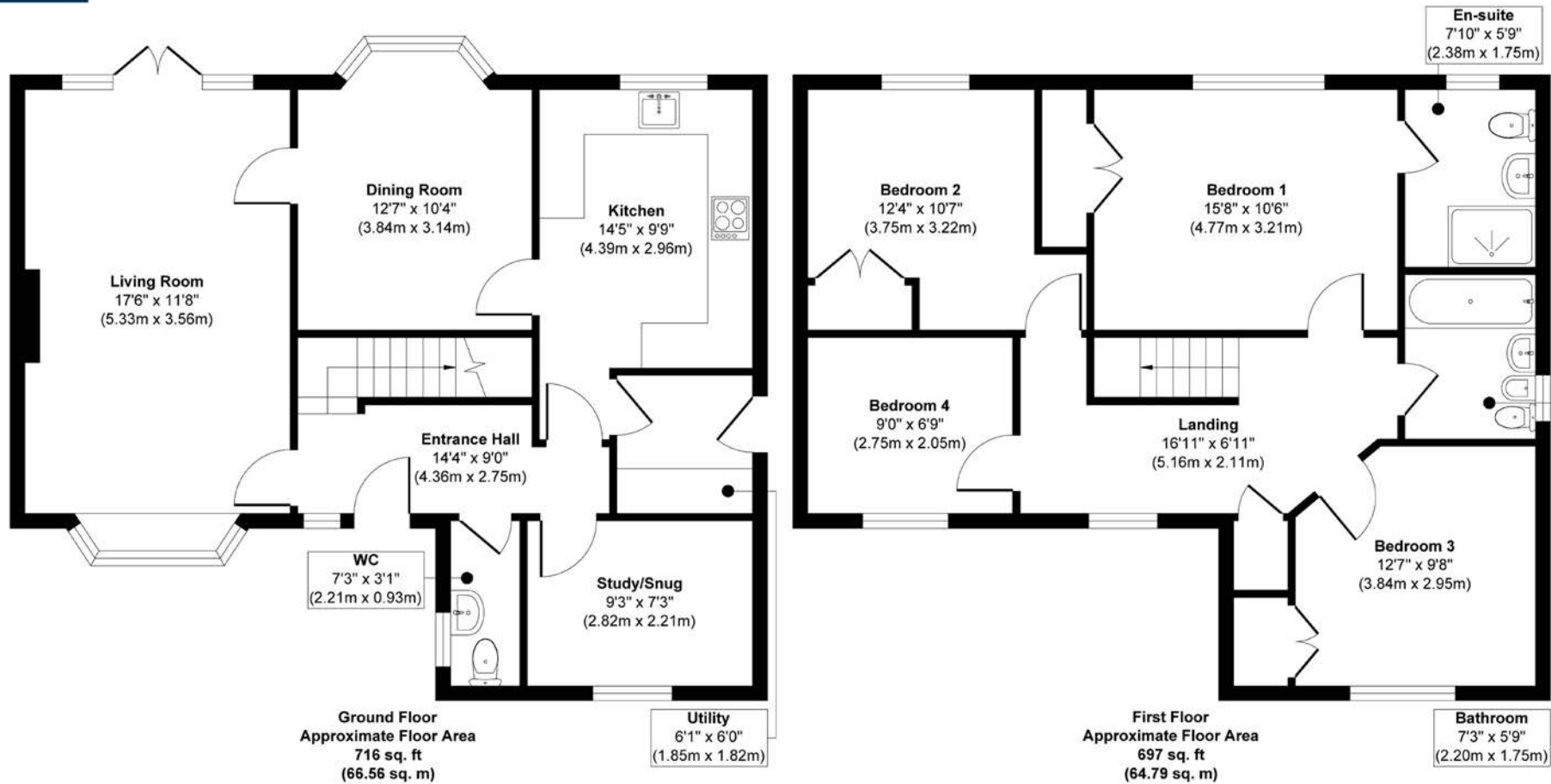
Community & Facilities

Sketty's community spirit is evident in its local coffee shops, fitness centres, and nearby sports clubs—making it easy to get involved and meet neighbours. Various events and local groups give residents the chance to connect, whether through charity fundraisers, fitness classes, or special interest clubs.

In essence, Coedfan places you within arm's reach of Swansea's rich tapestry of coastal scenery, practical amenities, and vibrant culture. Whether you're drawn to the scenic beaches of the Gower, the lively café scene in Uplands, or the convenience of having top-class healthcare, education, and retail on your doorstep, Sketty offers a blend of comfort and connectivity that makes it one of the city's most cherished suburbs.



21 Coedfan, Sketty



Approx. Gross Internal Floor Area 1413 sq. ft / 131.35 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



THE PROPERTY IS CONNECTED TO ALL MAINS SERVICES
AND THE CENTRAL HEATING IS FIRED BY GAS

THE COUNCIL TAX IS BAND F (£2,915P.A.)

THE EPC RATING IS C



A spacious family home which is flooded with natural light, nestled in a quiet corner of Sketty...

01792986099

info@thegreenroomhomes.com

www.thegreenroomhomes.com.com