

## 1 Pant-yr-Odyn, Sketty

Fixed Price £340,000

3 1 1



Quote reference DS1317 when enquiring.

Located within a popular and well-established residential area, this modern three-bedroom detached home offers stylish, well-planned accommodation, ideal for contemporary family living.

The property is approached via a front paved pathway with a private driveway leading to the garage at the rear, providing ample parking and storage. Internally, the layout has been designed with both comfort and functionality in mind. A welcoming entrance hall leads to a bright and well-proportioned living space, finished with a clean, modern aesthetic that flows seamlessly

throughout the home. The kitchen is thoughtfully arranged with modern fittings and work surfaces, offering a practical yet stylish hub for everyday use and entertaining.

Upstairs, three generously sized bedrooms provide flexible accommodation, suitable for family living, guests or home working. The large bathroom is finished to a modern standard, complementing the property's overall contemporary feel.

#### Dimensions:

Entrance Hallway: (3.65m x 1.87m (11'11" x 6'2"))

Entry is given via a PVCu composite front door to a generous hallway giving access to a cloaks, kitchen, living room and the first floor via the staircase with storage beneath.

#### Cloaks:

Fitted white two piece suite comprising a low level WC and pedestal wash hand basin. Double glazed PVCu window to front.

Living Room: 4.83m x 3.09m (15'10" x 10'1")

A spacious living area with a front PVCu double glazed window to front and PVCu double glazed windows and door to rear offering plenty of light and access to;

Conservatory: 3.07m x 2.94m (10'0" x 9'7")

Surrounded by PVCu double glazed windows with access to the rear garden.

Kitchen & Dining: 4.81m x 2.98m (15'9" x 9'9")

Fitted with both base and wall mounted shaker style units incorporating a one and a half composite sink, drainer and mixer tap over. An integrated washing machine and dishwasher lie beneath the worksurface whilst a stainless steel electric oven, four ringed stainless steel gas hob and stainless steel extractor hood holds the head of the kitchen. Laminate flooring throughout, double glazed PVCu windows to front and rear, PVCu door leading to garden, door leading to a spacious storage cupboard ideal as a pantry.

First Floor: 2.74m x 1.22m (8'11" x 4'0")

Landing giving access to all three bedrooms and family bathroom. Carpeted stairwell and landing, PVCu double glazed window to rear.

Bathroom: 3.05m x 2.04m (10'0" x 6'8")

A four piece suite incorporating a large walk in shower unit with both hand held and overhead shower facilities, large oval bathtub, low level WC and wash hand basin with vanity unit beneath.

Fitted mirror, storage, stainless steel towel radiator and PVCu double glazed window to side. Tiled walls and flooring.

Primary Bedroom: 3.92m x 2.68m (12'10" x 8'9")

Double bedroom with carpeted flooring, large wardrobes and PVCu double glazed window to front.

Bedroom Two: 3.10m x 2.86m (10'2" x 9'4")

Double bedroom with carpeted flooring, fitted mirrored wardrobes, storage cupboard housing the boiler, PVCu double glazed window to front.

Bedroom Three: 2.14m x 1.81m (7'0" x 5'11")

Carpeted flooring, PVCu double glazed window to rear.

External:

A paved pathway to the front leads to the front entrance and side gate leading to the rear enclosed garden which is laid to lawn. Garage access is available through the rear garden via a PVCu door. The driveway is to the rear giving access to the garage via an up and over door.

Pant-yr-Odyn is a sought after residential area in Sketty, valued for its quiet surroundings while remaining highly accessible. Local shops, schools and green spaces are close at hand, with regular public transport links to Swansea city centre, Singleton Hospital and Swansea University. Road access is excellent, with convenient routes to the M4 and the wider areas, while the Gower Peninsula's renowned coastline is just a short drive away.

This move in ready property offers a modern finish in a location that successfully balances everyday convenience with a relaxed residential setting. A must see property.



## Key Features

- Quote reference DS1317 when enquiring
- Corner plot
- Modern finish throughout
- Large modern bathroom
- Quiet residential area
- Detached
- Driveway & Garage
- Enclosed rear garden
- Close to local amenities
- Move-in ready home

