



High View Gardens, Sketty, Swansea, SA2 8ER

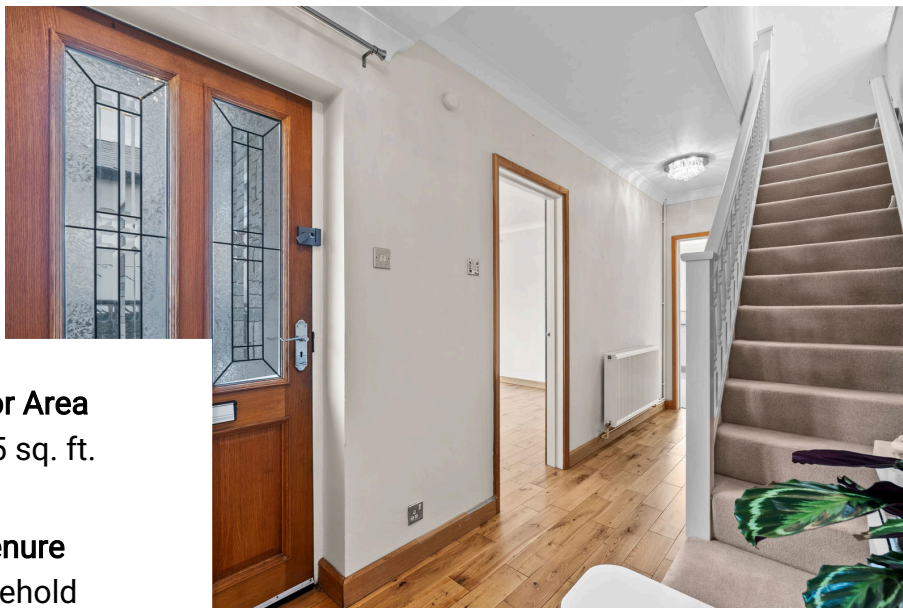
Offers Over £475,000

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Very well-presented four bed detached family home located in a peaceful cul-de-sac in Sketty. Benefitting from a lounge, a kitchen/dining room, utility, and WC on the ground floor. The first floor briefly comprises of four double bedrooms and a family bathroom. Outside there are well-maintained mature gardens with multiple zones for enjoying the sun throughout the day, driveway with parking for two cars and a single garage. Property is within good school catchments making this an ideal family home. Situated in an ideal location nearby Swansea University, Singleton Hospital and Swansea City Centre with easy access to the M4. Viewing comes highly recommended to appreciate all it has to offer. Freehold. No onward chain.



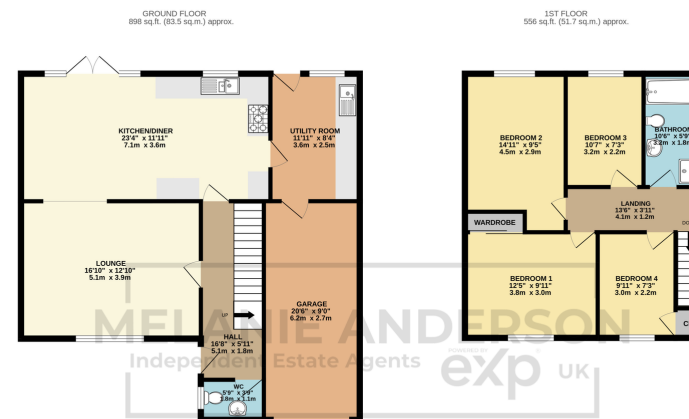


Floor Area
1255 sq. ft.

Tenure
Freehold

Service Charge
£0 per annum

Ground Rent
£0 per annum



TOTAL FLOOR AREA : 1455 sq.ft. (135.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, appliances and equipment shown have not been tested and no guarantee as to their quantity or efficiency can be given.
Made with floorplan 5/2021

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Swansea, Mumbles & Gower

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