



15 Sketty Avenue, Swansea, SA2 0TE

Offers Over £350,000

Inviting FOUR BEDROOM traditional terraced home with NO CHAIN. Combining classic character with generous proportions, making it perfectly suited to modern family life. The interior features TWO RECEPTION ROOMS and a SPACIOUS KITCHEN DINER, enhanced by the sense of openness created by the high ceilings and period detailing such as coving, picture rails, ceiling roses and vintage styled lighting. Warm parquet flooring and a timeless stair runner add comfort and style, while the layout flows naturally to suit both family living and entertaining. This versatile home offers flexibility to accommodate a large family, a home office or creative spaces, adapting with ease to changing needs.

To the rear, patio doors from the dining room and kitchen open onto a decked terrace, ideal for sociable meals and summer gatherings. A tiered lawned garden provides safe and practical outdoor space for children and pets, with steps leading down to a large garage with electric door and lane access, offering excellent storage for cars, bikes or hobbies. Located in highly sought-after Sketty, the home is close to excellent schools, Singleton Hospital, Swansea University, local shops and transport links. Enjoy easy access to green spaces and the seafront promenade. A home full of character, warmth and flexibility, that will be of interest to families of all ages. Call to view now!

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Entrance

4'3" x 2'9" (1.31 x 0.84)

Entrance hall with original tiled flooring & part tiled walls.

Hallway

20'9" x 12'9" (6.33 x 3.89)

Welcoming entrance hall with stunning parquet flooring, radiator, high ceilings and a useful understairs cupboard.

Living Room

15'4" x 12'3" (4.68 x 3.74)

Elegant living room with bay windows, warm parquet flooring and a dramatic cast iron fireplace with tiled hearth, complemented by high ceilings, original coving, ceiling rose & a chandelier.

Dining Room

13'2" x 10'6" (4.02 x 3.22)

Second charming reception room comprising wood flooring, high ceilings and period detailing, with patio doors leading directly to the rear deck and garden – perfect for family gatherings.

Cloakroom

5'1" x 3'3" (1.56 x 1.00)

With tiled flooring, sink & WC.

Kitchen Diner

21'3" x 11'10" (6.48 x 3.62)

A bright and sociable kitchen diner with plenty of space for a family table, perfect for everyday meals or entertaining. Pvcu windows and patio doors open onto the deck, filling the room with natural light, while tiled flooring, radiator and soft cream fitted units with wooden worktops and a central island combine style and practicality. The kitchen is equipped with a cabinet-mounted oven, integral dishwasher, integral fridge freezer, hob and ceiling-mounted extractor, creating a space that is as functional as it is inviting for family life.

Landing

25'7" x 5'10" (7.80 x 1.79)

The split-level landing features a carpet runner and generous proportions, giving a sense of openness as it connects the bedrooms, while retaining the home's period charm.

Bathroom

8'7" x 7'1" (2.62 x 2.18)

The modern family bathroom is both stylish & practical.

Featuring a fitted vanity unit with extended countertop & drawers for storage, a heated towel rail, bath with an overhead shower, WC and built-in cupboard, combining contemporary convenience with a clean, streamlined design.

Bedroom One

13'2" x 12'2" (4.03 x 3.72)

Main bedroom comprising fitted carpet, radiator, original coving and pvcu bay windows with fitted blinds.

Bedroom Two

13'3" x 11'11" (4.05 x 3.65)

Second double bedroom with fitted carpet, radiator and pvcu windows to the rear.

Bedroom Three

11'6" x 11'3" (3.53 x 3.45)

Third double bedroom, featuring fitted wardrobes, radiator, carpet and pvcu windows to the rear aspect.

Bedroom Four

8'3" x 6'2" (2.53 x 1.88)

Fourth bedroom, currently used as a home office, but also suitable as a single bedroom, with fitted carpet, radiator and pvcu windows to the front aspect.

External & Location

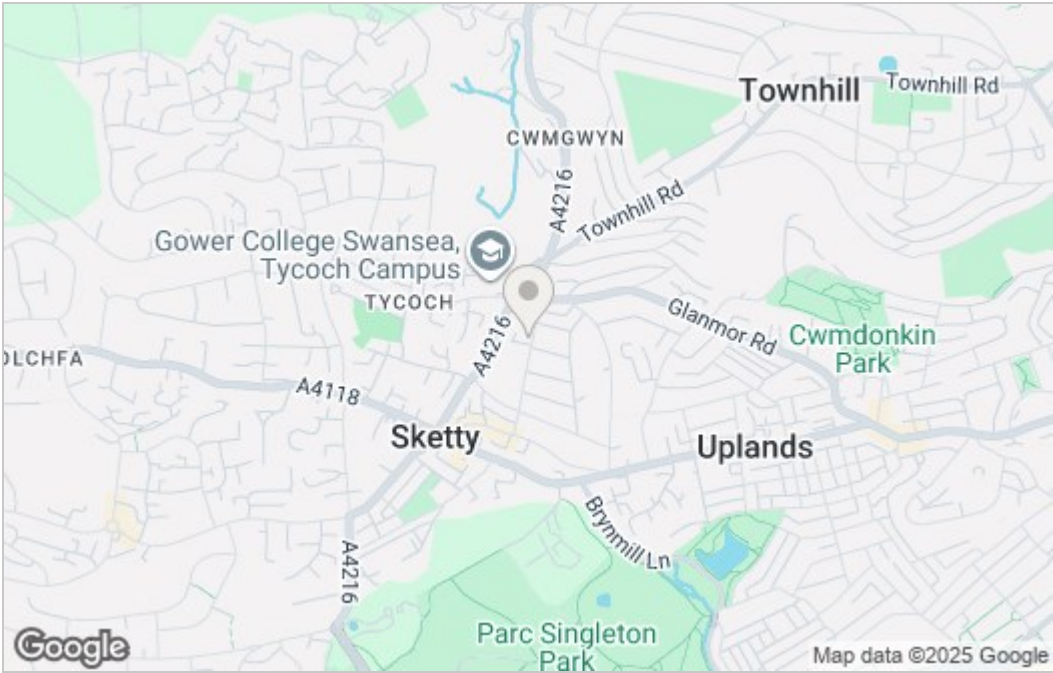
The rear outdoor space is thoughtfully designed for both relaxation and practicality. A courtyard area and an expansive deck provide ideal spots for outdoor dining and entertaining, while a tiered lawn offers a safe, versatile space for children or pets to play. Steps lead down to a large garage with an electric door, providing ample room for vehicles & large toys, a dedicated storage area and a workshop space, combining convenience with functional outdoor living.

Set in the highly desirable Sketty area, this home enjoys a prime location, convenient to excellent schools (including Tycoch College), Singleton Hospital, Swansea University and a wide range of local shops, transport links and medical facilities. The area is perfect for family life, for students and professionals, offering easy access to fantastic green spaces and the seafront promenade, with safe walking and cycling routes stretching all the way from the marina to Mumbles. Combining convenience and lifestyle, this location is one of Swansea's most sought-after neighbourhoods.

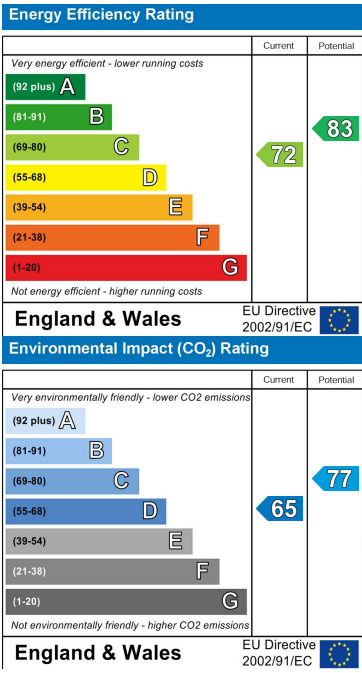
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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