



Ffordd Yr Olchfa, Sketty Swansea

£387,995

- Brand new 4 bedroom semi-detached home
- Lower ground floor family room
- French doors leading to the garden
- Master bedroom with built-in wardrobe and en-suite



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About the property

A brand new three-storey, 4-bedroom home ideal choice for families. This spacious property is thoughtfully laid out with accommodation comprising living/family room to the ground floor along with a separate utility room and cloakroom, and an open plan kitchen/diner. On the first floor, you'll find the lounge with bedroom two which could alternatively be used as a handy office! The second floor features three more bedrooms, with the main bedroom benefiting from an en-suite, and a modern family bathroom. The addition of French doors and floor-to-ceiling windows throughout the home allows natural light to flood through all day long.

Accommodation

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Lower Ground Floor

- Kitchen (3.69 x 5.20 m)
- Dining/Family Room (5.69 x 2.76 m)
- Utility (4.07 x 2.01 m)
- Cloaks (1.05 x 2.01 m)

Ground Floor

- Living Room (5.20 x 3.52 m)
- Bedroom (2.76 x 3.03 m)
- Cloaks (1.05 x 1.68 m)

First Floor

- Bedroom (2.76 x 2.44 m)
- En-Suite (1.48 x 2.37 m)
- Bedroom (2.76 x 2.78 m)
- Bedroom (2.80 x 2.34 m)
- Bathroom (2.34 x 2.00 m)

Agents Note

Images shown are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please contact us to confirm preferred plot and availability.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.