



## Huntingdon Way, offers over £190,000

- Council Tax Band C
- Cul De Sac
- Outbuilding With En Suite Bathroom
- Close To Amenities
- Parking
- EPC Rating: D



2 1 1



## About the property

A 2 bedroom semi detached house offered for sale. Situated in a lovely Cul De Sac in Sketty, a sought after location for it's access to local shops, schools, public transport links and Swansea City centre. The accommodation briefly comprises; entrance porch, lounge, kitchen and conservatory to the ground floor. To the first floor there are 2 double bedrooms and a bathroom. To the outside there is a front garden and fully enclosed rear garden. This ideal starter home further benefits; gas central heating, a log burner, a block paved drive way creating off road parking and an outbuilding to the rear creating further accommodation with an en suite bathroom. Ideal for someone having guests stay or who works from home. Please call Peter Alan Swansea to arrange a viewing or request 24/7 on our website.

## Accommodation

### Ground Floor

#### Entrance Porch

#### Lounge

15' 10" x 11' 10" ( 4.83m x 3.61m )

#### Kitchen

11' 10" x 8' 10" ( 3.61m x 2.69m )

boiler housed

#### Conservatory

8' 7" x 7' 10" ( 2.62m x 2.39m )



## First Floor

### Landing

loft access with pull down ladder and electric.

### Bedroom 1

11' 10" x 8' 10" ( 3.61m x 2.69m )

### Bedroom 2

11' 10" max x 8' 6" max ( 3.61m max x 2.59m max )

### Bathroom

### Outside

### Front

### Rear

### Outbuilding

11' 7" x 7' 9" ( 3.53m x 2.36m )

## Floorplan



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