



Mandinam Park, Sketty Swansea

£620,000 Freehold

pa black



Mandinam Park, Sketty Swansea

PA Black Swansea are pleased to offer a rare opportunity to purchase this 5 bedroom executive detached family home in the popular village of Sketty. This impressive home is set on a private development and is ideally located in the suburb, offering privacy yet perfect accessibility to the city and also in close proximity to Olchfa Secondary School. Set in the friendly neighbourhood of Sketty, a short distance from Swansea city centre, this location has it all, from the hustle and bustle of city life, to the idyllic Gower coastline and Welsh countryside.

The accommodation comprises of entrance hall, cloakroom, lounge, sitting room, kitchen/diner and utility room to the ground floor. To the first floor are five bedrooms with master en-suite and a family bathroom. Externally the property has an enclosed rear garden with mature trees and shrubs with a driveway to the front leading to a double garage. The property further benefits from gas central heating.

For further information or to view this property please contact a member of the team today 01792 641481.

Entrance Hall

Laminate flooring, radiator, staircase

Cloakroom

Fitted with a wc, wash hand basin, vinyl flooring, window to front.

Lounge

22' 1" x 16' 8" (6.73m x 5.08m)

Fitted carpet, fireplace, window to front, two radiators, double doors to sitting room

Dining Room

16' 8" x 11' (5.08m x 3.35m)

Laminate flooring, radiator, double doors to rear

Kitchen / Breakfast Room

23' 2" x 11' (7.06m x 3.35m)

Fitted with a matching range of wall and base units with work surface over incorporating stainless steel sink with mixer tap, integrated oven and grill, fitted hob with hood over, space for dishwasher, tiled splashback, radiator, laminate flooring, access to pantry.

Utility Room

.5' 10" x 8' 5" (1.78m x 2.57m)

Fitted with matching wall and base units, plumbing for washing machine, vinyl flooring, door to rear

First Floor

Bedroom 1

22' max x 16' 8" max (6.71m max x 5.08m max)

Fitted carpet, radiator, window to front, access to en-suite





En-Suite

Fitted with a wc/sink vanity unit, bidet, shower enclosure, radiator, tiled walls, window to side, vinyl flooring

Bedroom 2

16' 7" x 11' (5.05m x 3.35m)

Laminate flooring, radiator, window to rear

Bedroom 3

11' maximum x 15' 2" (3.35m maximum x 4.62m)

Laminate flooring, radiator, window to front, fitted wardrobes

Bedroom 4

10' x 12' 7" (3.05m x 3.84m)

Fitted carpet, radiator, window to rear, fitted wardrobes

Bedroom 5

7' 8" x 8' 7" (2.34m x 2.62m)

Laminate flooring, radiator, window to rear

Family Bathroom

Fitted with a corner bath, wc/wash hand basin vanity unit, tiled walls, vinyl flooring, window to rear, radiator, window to rear











Total area: approx. 2823.4 sq. feet

49 Mansel Street, SWANSEA, SA1 5SW

EPC Rating: D

Property Ref:SWN304692 - 0003



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.

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