

18 Sketty Avenue, Sketty, Swansea, SA2 0TE

Offers Over £400,000

Presenting a delightful opportunity, we are pleased to introduce this charming traditional end-terrace home located in the highly sought-after area of Sketty. Enjoying proximity to local shops, Singleton Hospital, the University, and the City Centre, this residence is also within a favourable school catchment. Spanning three floors, the accommodation on the ground floor comprises an inviting entrance hall, a cosy lounge featuring a multi-fuel burner, a sitting room, and a generously sized kitchen/dining room, also enhanced by a multi-fuel burner. Moving to the first floor, you'll discover four bedrooms, three of which are doubles, with the fifth bedroom currently utilized as an office, along with a well-appointed family bathroom. The second floor hosts a master bedroom with an en-suite. This beautiful home boasts a wealth of traditional features, including high ceilings, decorative coving, and ceiling roses, adding character and charm. Viewing is highly recommended for those seeking a family home that seamlessly combines classic elements with modern comfort and convenience.

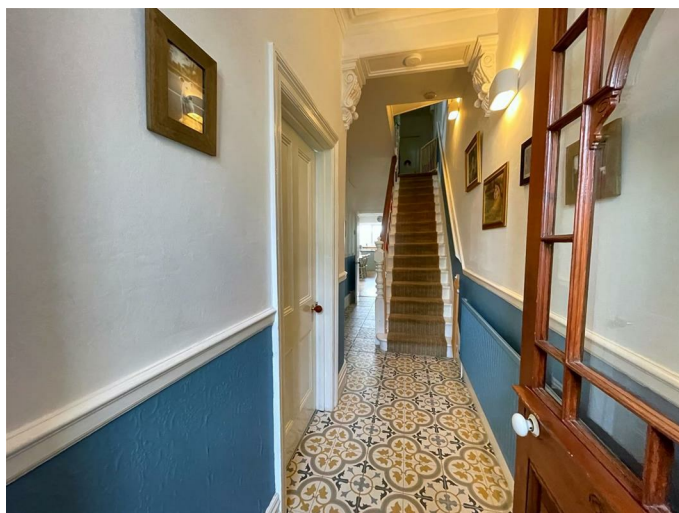
The Accommodation Comprises

Ground Floor

Porch

Entered via door to front, half tiled walls, door leading into the hallway.

Hall



Tiled flooring, staircase to first floor with under-stairs storage cupboard, radiator.

Lounge 15'2" x 15'1" (4.62m x 4.60m)



The lounge in this property is a delightful space with a double glazed window allowing ample natural light from the front. The room's focal point is a stylish multi-fuel burner, set within an attractive surround, providing both visual appeal and warmth. Elegant details include a dado rail, contributing to the room's aesthetic charm. The high ceiling features decorative coving and a ceiling rose, enhancing the overall sophistication of the space, radiator.

Another Aspect Of The Lounge

Sitting Room 11'9" x 13'0" (3.58m x 3.96m)



Fire surround, laminate flooring, picture rail, decorative coving to ceiling, double glazed window and door to rear.

Kitchen/Dining Room 27'4" x 12'0" (8.33m x 3.66m)



This property boasts an exceptional kitchen/dining room, exuding both style and functionality. The coordinated wall and base units, accompanied by a charming Belfast sink and tiled splashbacks, create an aesthetically pleasing atmosphere. Modern conveniences include a built-in washing machine, tumble dryer, and dishwasher, with designated space for a fridge/freezer. Culinary enthusiasts will appreciate the built-in five-ring gas burner and a separate eye-level electric double oven. The space is well-lit with double glazed windows on the side and rear. A multi-fuel burner set in an inviting surround adds both warmth and character to the room. Practical considerations such as laminate flooring and a radiator enhance the overall appeal, making this kitchen/dining room a perfect blend of style and practicality.

Another Aspect Of The Kitchen/Dining Room



Rear Porch

Double glazed windows to side and rear and double glazed door leading to the rear garden.

First Floor

Landing

Radiator, staircase to second floor.

Bedroom 2 15'2" x 14'4" (4.62m x 4.37m)



Double glazed bay window to front, picture rail, decorative coving to ceiling, radiator.

Bedroom 3 11'9" x 12'11" (3.58m x 3.94m)



Double glazed window to rear, laminate flooring, radiator.

Bedroom 4 11'5" x 12'0" (3.49m x 3.67m)



Double glazed window to rear, radiator.

Bedroom 5 / Study 9'2" x 5'0" (2.79m x 1.52m)



Double glazed window to front, coving to ceiling with ceiling spotlights.

Bathroom 10'4 x 7'10 (3.15m x 2.39m)



Four piece suite comprising freestanding roll top bath, tiled shower cubicle, vanity wash hand basin and WC. Tiled walls, cupboard housing the boiler, ceiling spotlights, frosted double glazed window to side.

Second Floor

Landing

Door leading into the Master Bedroom.

Master Bedroom 12'6" x 16'8" (max) (3.81m x 5.08m (max))



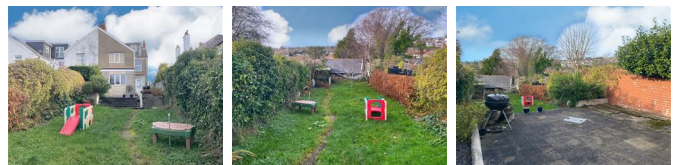
The master bedroom in this property offers a spacious and well-designed living space. It includes a private en-suite bathroom for added convenience and comfort. Three skylights windows, laminated flooring, radiator.

En-suite



Three piece suite comprising tiled double shower cubicle, wash hand basin and WC. Double glazed window to rear, radiator.

External



To the front of the property is a forecourt garden.

The rear garden is enclosed with a paved patio area

and steps leading to a lawned garden. There is a garage at the rear and which you can access via the garden and the lane to the side of the property.

Agents Note

Tenure - Freehold

Council Tax Band - E

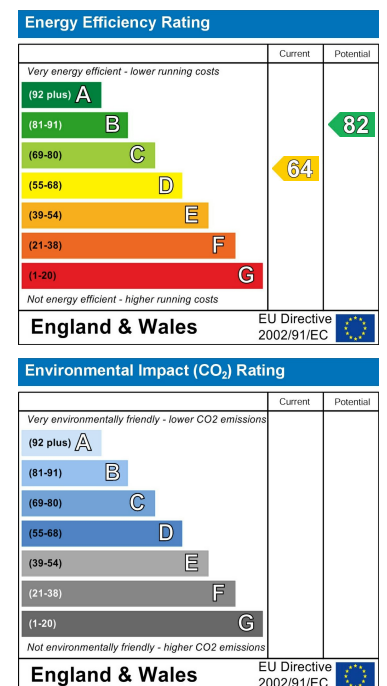
Floor Plan



Area Map



Energy Efficiency Graph



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