



39 Brynmead Close, Sketty, Swansea, SA2 9EY

£250,000

Located in the sought-after area of Brynmead Close, this semi-detached house offers a fantastic opportunity to step onto the property ladder. The home features a welcoming reception room, three cosy bedrooms, and a well-appointed bathroom, making it ideal for first-time buyers or small families. The highlight of the property is the beautiful open-plan lounge that seamlessly flows into the kitchen/dining room, creating an inviting space perfect for entertaining guests or relaxing with family. Upstairs, the three inviting bedrooms provide ample space for a growing family or accommodating visitors. The property is conveniently located within walking distance of Sketty Primary School, Tycoch Square, and the local amenities of Sketty and Killay. For those who love seaside strolls and vibrant coastal living, a short drive will take you to the ever-popular Mumbles, offering picturesque surroundings and a lively atmosphere. Whether you're just starting your property journey or seeking a cosy family home, this property presents a great opportunity. With its prime location, inviting living spaces, and move-in-ready condition, viewing this home is essential to fully appreciate its warmth and charm.

The Accommodation Comprises

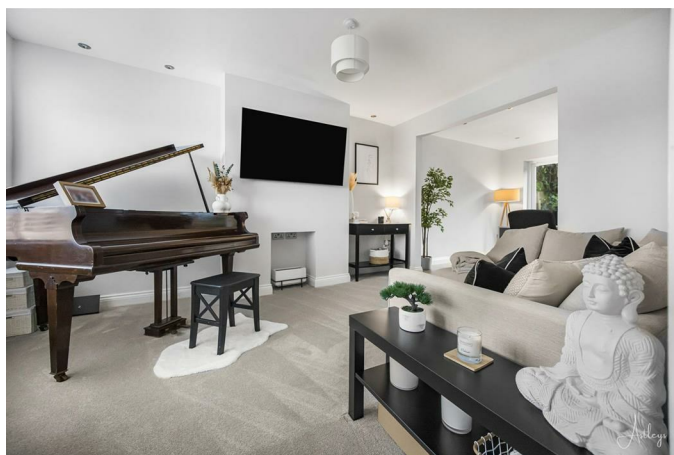
Ground Floor

Hall



The entrance hall is inviting, entered through a double-glazed door flanked by two side windows that fill the space with natural light. The herringbone flooring adds a touch of elegance, leading to a staircase that ascends to the first floor. Underneath the stairs, a convenient storage cupboard houses the boiler. This well-designed entrance hall sets the tone for the rest of the home.

Lounge 14'4" x 11'1" (4.37m x 3.37m)



A bright and welcoming space, featuring a large double-glazed window to the front that allows plenty of natural light to stream in. The room is enhanced by elegant herringbone flooring with two radiators. It seamlessly flows into the open-plan kitchen and dining room, creating a spacious and cohesive living area perfect for both relaxation and entertaining.

Another Aspect Of The Lounge

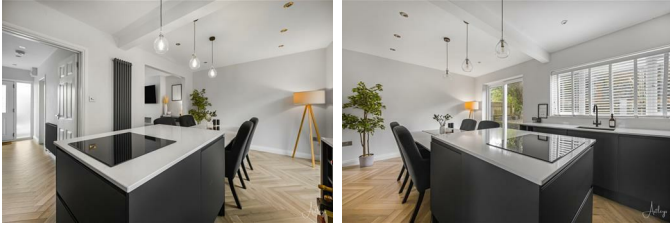


Kitchen/Dining Room 10'5" x 17'5" (3.18m x 5.32m)



The open plan kitchen/dining room is beautifully modern and thoughtfully designed, featuring a range of wall and base units topped with elegant quartz worktops. A matching island unit with additional cupboard space provides both style and functionality. The kitchen is fully equipped with a sink and drainer, built-in dishwasher, washing machine, fridge/freezer. Eye-level electric oven paired with a four-ring electric hob. Double glazed window to the rear and a double-glazed patio door flood the space with natural light and offer easy access to the rear garden. The room is finished with a vertical radiator and herringbone flooring, creating a seamless flow throughout the space.

Another Aspect Of The Kitchen/Dining Room



First Floor

Landing

Frosted double glazed window to side, access to loft.

Bedroom 1 14'7" x 6'7" (4.45m x 2.00m)



Double glazed window to front, radiator.

Bedroom 2 10'5" x 11'8" (3.18m x 3.56m)



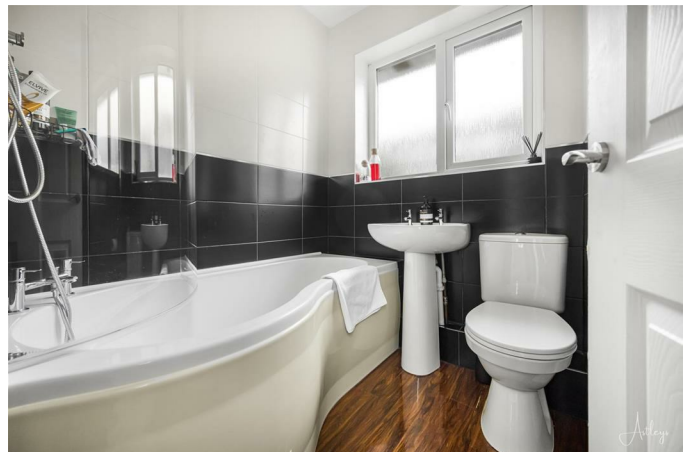
Double glazed window to rear, radiator.

Bedroom 3 7'0" x 7'8" (2.13m x 2.33m)



Double glazed window to front, radiator.

Bathroom



Three suite comprising bath with shower over, wash hand basin and WC, tiled walls, frosted double glazed window to rear, radiator, ceiling spotlights.

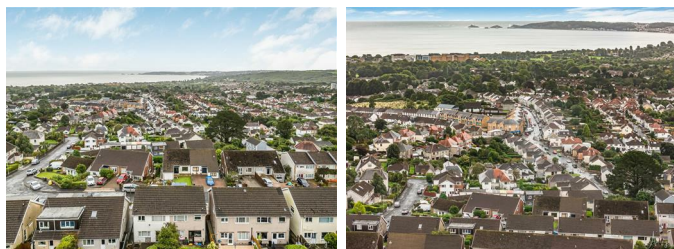
External



The property features a lawned garden at the front, complemented by steps leading up to the front door. Side access allows convenient entry to the rear of the property.

The rear garden is tiered and paved, offering a blank canvas for landscaping or outdoor design, perfect for creating your own personalised outdoor space.

Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - E

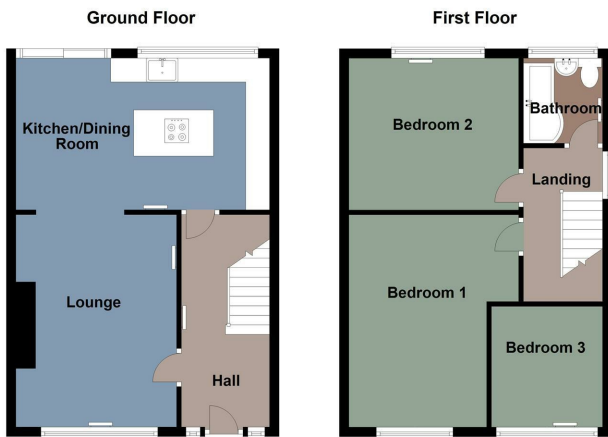
Services - Mains electric. Mains sewerage. Mains Gas.
Mains water/Water Meter.

Mobile coverage -EE Vodafone Three O2

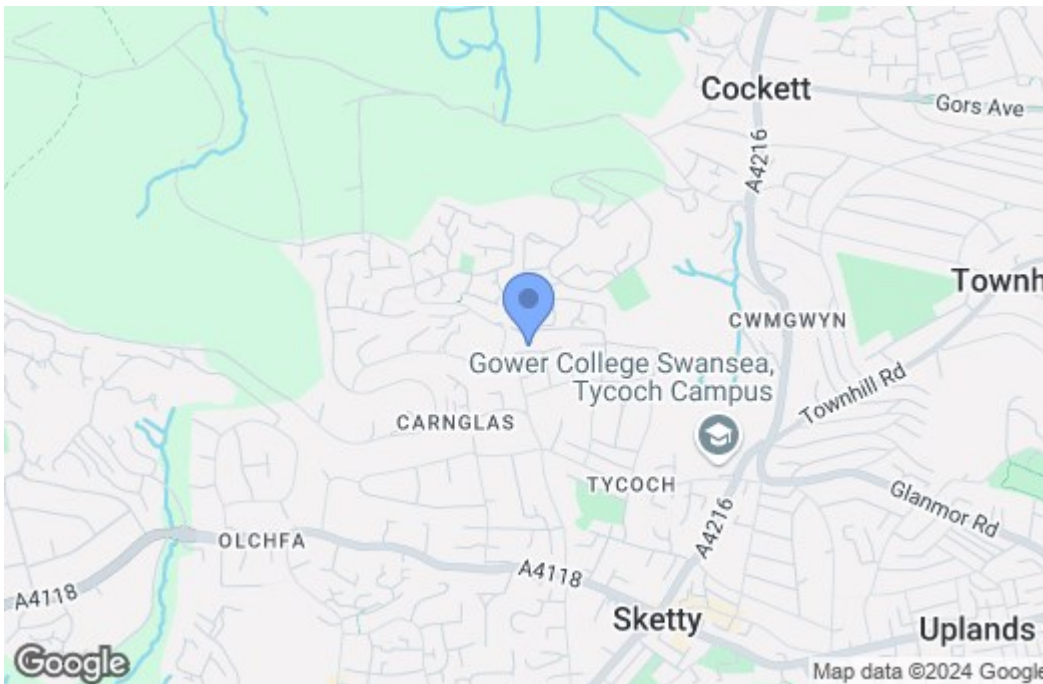
Broadband -Basic 22 Mbps Superfast 80 Mbps Ultrafast
1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

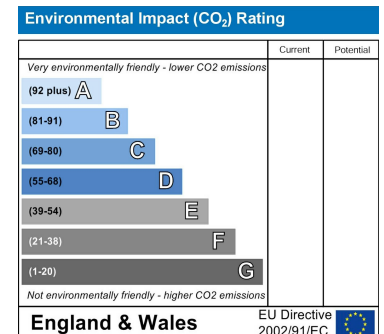
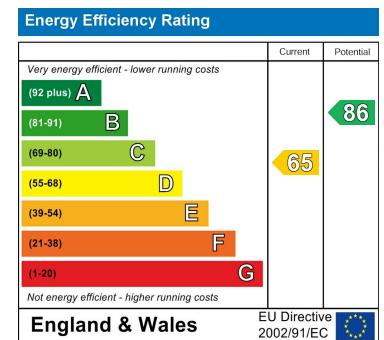
Floor Plan



Area Map



Energy Efficiency Graph



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