



17 Ffordd Aneurin Bevan, Sketty, Swansea, SA2 9GZ

Offers Over £400,000

Nestled in the desirable area of Sketty, Swansea, this stunning four bedroom detached house on Ffordd Aneurin Bevan, boasting panoramic views of Swansea Bay and Mumbles front the front aspect, this property is a dream come true for families. Spanning across 1,561 sq ft, this spacious home offers ample space. The ground floor is a hub of activity, featuring a formal dining room, open plan lounge and dining area, sitting room, conservatory, kitchen, utility room, and a convenient WC. Upstairs, you'll find four bedrooms, with the master bedroom enjoying an en-suite bathroom and an additional family shower room. Convenience is key with this property, as it is ideally located near Singleton Hospital, Swansea University, top rated schools, local shops, and medical facilities. There is brick paved driveway at the front and an enclosed rear garden. This Sketty residence offers a lifestyle that many dream of, with its stunning views and well designed living spaces. Don't miss out on the opportunity to make this house your home.

The Accommodation Comprises

Ground Floor

Hall

Upon entering through the front door, you are greeted by a staircase leading to the first floor, with fitted carpet and a radiator.

Dining Area 9'4" x 10'2" (2.84m x 3.09m)

An Open plan layout that seamlessly flows into the living room, with a double glazed window at the front, fitted carpet and radiator.

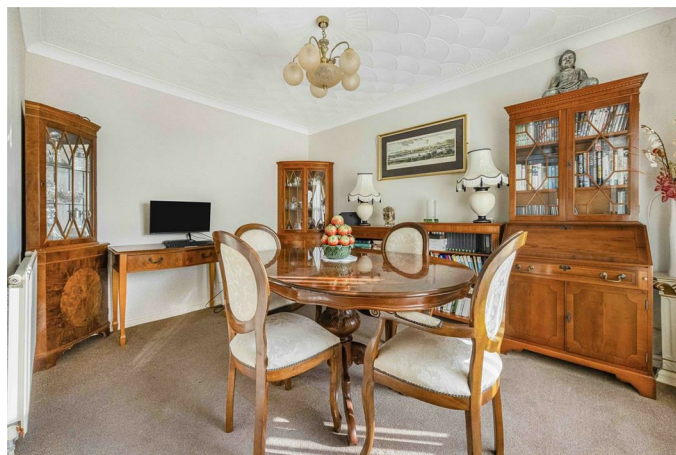
Living Room 18'6" x 16'7" (5.65m x 5.06m)



The room features two double glazed windows at the front, allowing ample natural light to flood the space. Fitted carpet, two radiators.

Aspect Of The Living Room

Formal Dining Room 12'9" x 9'3" (3.89m x 2.81m)



Double glazed window to front, fitted carpet, radiator.

Sitting Room 11'4" x 16'5" (3.45m x 5.00m)



This inviting room boasts a double glazed window to the rear, filling the space with natural light and offering views of the garden. A gas fireplace with surround serves as a focal point, adding warmth and character to the room, fitted carpet and two radiators.

Aspect Of The Sitting Room

Conservatory



Double glazed windows to side and rear, laminate flooring.

Kitchen 11'4" x 9'1" (3.45m x 2.78m)

The kitchen is fitted with a coordinated range of base and eye level units, offering ample storage and worktop. A 1+1/2 bowl stainless steel sink sits beneath a double glazed window overlooking the rear. The kitchen is well equipped with a built-in eye level oven and microwave, ceramic hob topped by an extractor hood and plumbing ready for a dishwasher, vinyl flooring.

Aspect Of The Kitchen

Utility Room 5'7" x 8'2" (1.69m x 2.49m)



Fitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel sink, plumbing for

washing machine, space for tumble dryer. Double glazed window to rear, wall mounted gas central heating boiler, vinyl flooring, radiator, storage cupboard with space for fridge/freezer, vinyl flooring.

WC

Fitted two piece suite comprising a wash hand basin and WC, fitted carpet, radiator.

First Floor

Landing

Storage cupboard housing hot water tank, access to the loft, fitted carpet.

Master Bedroom 14'9" x 9'1" (4.49m x 2.76m)



This room features a double glazed window at the front, offering breath taking sea views. Fitted wardrobes provide ample storage, fitted carpet and radiator.

En-suite Bathroom



The en-suite bathroom is fitted with a three piece suite, including a bath with an overhead shower, wash hand basin, and WC. Tiled walls and floor, heated towel rail, frosted double glazed window at the front.

Bedroom 2 9'6" x 10'2" (2.90m x 3.09m)



This inviting room showcases a double glazed window at the front, framing stunning sea views. Mirrored fitted wardrobes enhance the room's spacious feel, with fitted carpet and a radiator.

Bedroom 3 9'4" x 10'11" (2.85m x 3.34m)



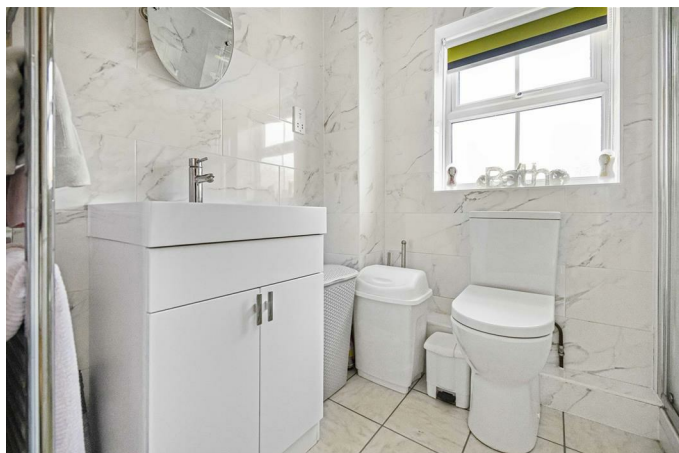
Double glazed window to rear, fitted carpet, radiator.

Bedroom 4 9'4" x 6'8" (2.85m x 2.03m)



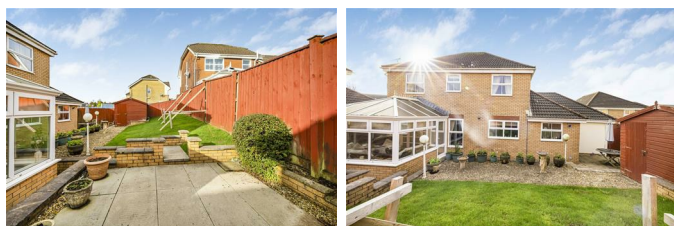
Double glazed window to rear, fitted carpet, radiator.

Shower Room



Fitted three piece suite, featuring a shower cubicle, vanity wash hand basin and a WC. Tiled walls and floor, heated towel rail, Frosted double glazed window to the rear.

External



The property's exterior to the front has a brick paved driveway with an electrical charging port. Moving to the rear, you'll find an enclosed garden which includes a lawned garden along with a patio area that's perfect for dining, entertaining, or simply enjoying the outdoors.

Aerial Images



Agents Notes

Tenure - Freehold

Council Tax Band - F

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

Mobile coverage - EE Vodafone Three O2

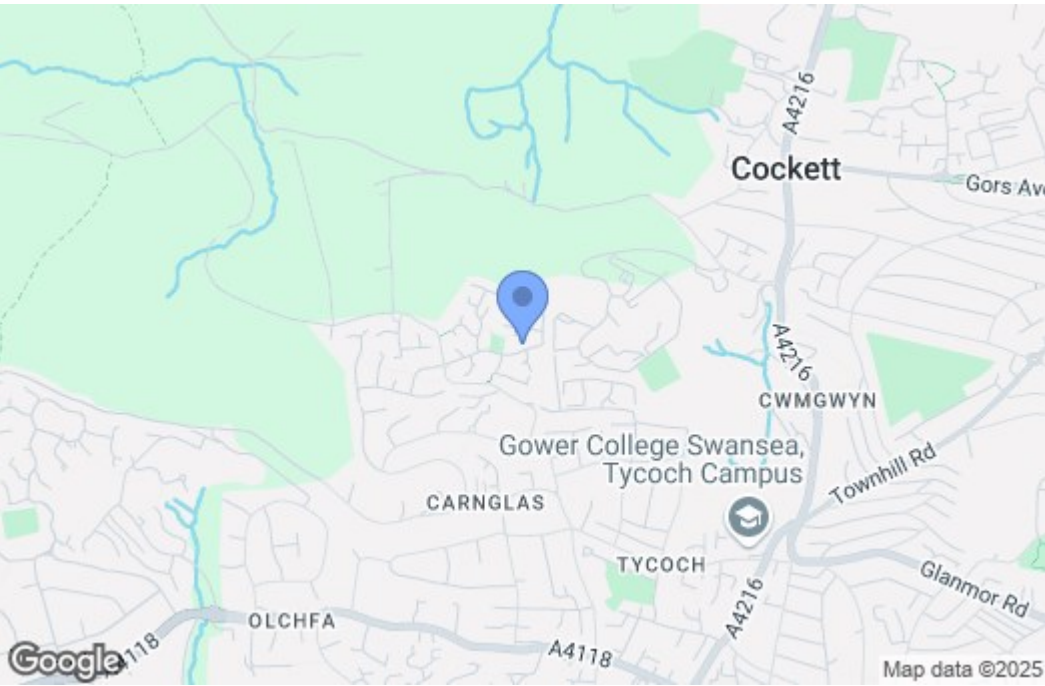
Broadband - Basic 11 Mbps Superfast 77 Mbps Ultrafast
1000 Mbps

Satellite / Fibre TV Availability - BT Sky

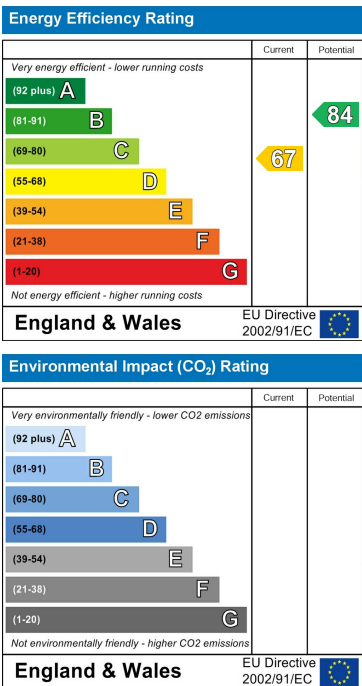
Floor Plan



Area Map



Energy Efficiency Graph



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