

## 30 Glan Yr Afon Gardens, Sketty, Swansea, SA2 9HY

**£425,000**

At the end of a quiet cul-de-sac in the sought-after area of Sketty, this charming four bedroom semi detached house offers an exceptional blend of comfort, style and modern living. Ideally located just a 10-minute walk from Singleton Park and both Olchfa and Bishop Gore schools, this inviting family home offers unbeatable convenience for everyday living. The accommodation comprises of an entrance porch, cloakroom along with a delightful spacious lounge, featuring an open fire and patio doors that seamlessly connect to the beautifully landscaped garden, creating an inviting atmosphere for both relaxation and entertaining. The heart of the home is undoubtedly the kitchen/dining room, which boasts a door leading to a practical utility room. This area flows creating a lovely family space, enhanced by bi-fold doors that open up to the garden, allowing for an abundance of natural light and a seamless indoor/outdoor experience. On the first floor, you will discover four bedrooms, with the master suite being a true retreat. It features an en-suite shower room equipped with a luxurious shower, providing the perfect sanctuary to unwind after a long day. One of the standout features of this property is the stunning south facing garden, meticulously landscaped to create an outdoor haven. The elegant sandstone flooring adds a touch of timeless sophistication, making it an ideal setting for lively family barbecues, quiet moments with a drink, or simply enjoying the fresh air amidst vibrant colours and inviting textures. This semi detached home in Sketty is a true gem, perfectly suited for families seeking a harmonious blend of modern amenities and a peaceful lifestyle. With its prime location and exceptional features, it is not to be missed.



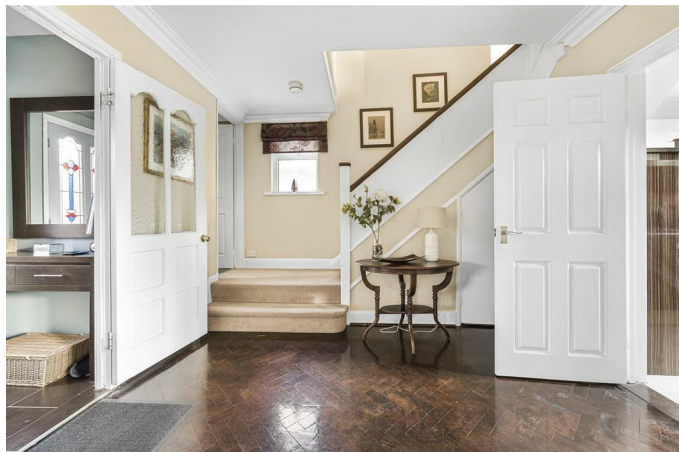
## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

Entered via door to front, tiled flooring, door leading into the lounge.

#### Open Plan Hallway 13'4" x 10'6" (4.07m x 3.21m)



This open plan hallway is an inviting and spacious entrance into the lounge area, featuring original parquet flooring, a storage cupboard, decorative coving to ceiling, staircase leading to first floor.

#### Lounge 26'8" x 11'7" (8.14m x 3.54m)



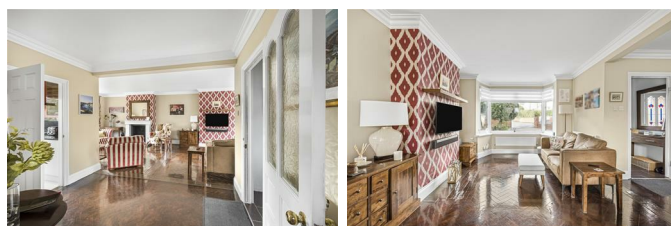
Leading from the open plan hallway step into a generously proportioned lounge, featuring the original parquet flooring and a charming front bay window and an inviting open fireplace. Decorative

coving along the ceiling, three radiators, double glazed sliding doors open seamlessly onto the garden.

#### Another Aspect Of The Lounge



#### Another Aspect Of The Lounge



### WC



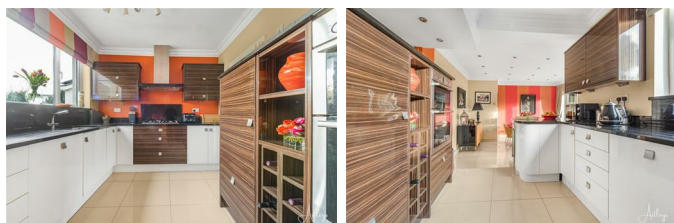
A downstairs WC is fitted with a two piece suite comprising a wash hand basin and WC. Tiled splashback, radiator, frosted double glazed window to the front.

### Kitchen/Dining Room



Discover a beautifully appointed kitchen fitted with a range of wall and base units with granite worktop space over. It comes complete with a 1+1/2 bowl stainless steel sink, built-in fridge/freezer, dishwasher, eye level electric oven, five ring gas hob with an extractor over, decorative coving to ceiling and under floor heating in the dining area. Double glazed window to the rear fills the space with natural light and the double glazed tri-fold door leading to the garden.

### The Kitchen Area 9'1" x 11'6" (2.77m x 3.51m)



### The Dining Area 15'6" x 12'4" (4.72m x 3.75m)



### Utility Room 5'10" x 9'4" (1.79m x 2.85m)



The utility room off the kitchen/dining room featuring a range of wall and base units with worktop space, stainless steel sink unit. Tiled splashbacks, tiled flooring, wall mounted boiler, built-in freezer, space for a washer/tumble dryer, double glazed window to the front.

### First Floor

#### Landing



Access to loft, fitted carpet, radiator.

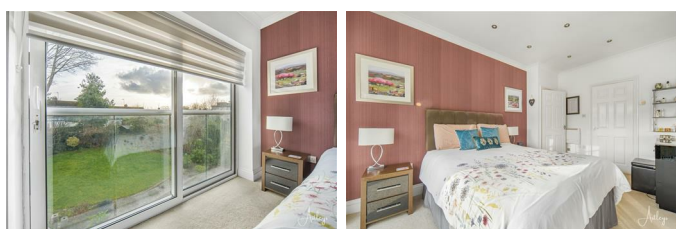


### Master Bedroom 13'9" x 12'4" (4.20m x 3.75m)



Discover a stylish master bedroom complete with built-in glass fronted wardrobes, underfloor heating, coving to ceiling and electric radiator. Double glazed sliding door opens onto a charming Juliette balcony, offering magnificent views of the garden below and a door leading to en-suite.

### Another Aspect Of The Master Bedroom



### En-suite Shower Room



Entered from the master bedroom, fitted with a three

piece suite comprising a shower cubicle, wash hand basin and WC. Tiled splashback, heated towel rail, under floor heating, coving to ceiling, frosted double glazed window to front.

### Bedroom 2 13'9" x 11'7" (4.21m x 3.54m)



Double glazed bay window to front, radiator.

### Bedroom 3 12'7" x 11'7" (3.84m x 3.53m)



Double glazed window to rear, storage cupboard, radiator.

### Bedroom 4 7'3" x 10'9" (2.22m x 3.28m)



Double glazed window to front, wooden flooring, radiator.

### Family Bathroom



Featuring a four piece suite comprising a bath, wash hand basin, shower, and WC. Tiled wall, spotlights over the bath, radiator, frosted double glazed window to the rear.

### External



To the front of the property is a block paved driveway, providing parking for several cars with side gated access taking you to the rear garden.

At the rear, a beautifully landscaped area awaits with elegant sandstone flooring and a lush, vibrant garden accessed via a splendid bi-folding or sliding door.

### Rear Garden



### 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 15 Mbps, Superfast 62 Mbps, Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT, Sky



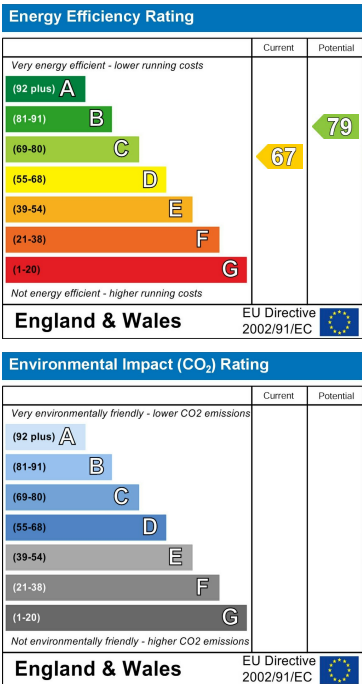
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.