



## 45 Sketty Road, Uplands, Swansea, SA2 0EN

**£450,000**

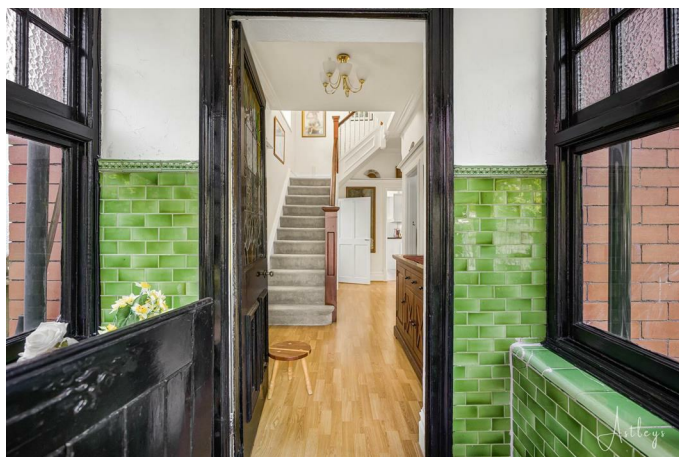
In the desirable Uplands area of Swansea, this charming semi detached family home is a splendid opportunity for those seeking a blend of character and modern living. Offered for sale with no chain, this traditional four bedroom residence boasts a wealth of original features that truly enhance its appeal. Upon entering, you are greeted by a welcoming porch that leads into a spacious hallway. The ground floor features two generous reception rooms, including a delightful lounge and a dining room that opens through double doors to a lovely patio area, perfect for entertaining. The well appointed kitchen/breakfast room is ideal for family gatherings, and a convenient WC completes this level. Ascending to the first floor, you will find three bedrooms, including a master suite with an en-suite shower room, which can also be accessed from the landing. A family bathroom, equipped with a unique wooden sauna room and a separate WC, adds to the home's functionality. The second floor hosts the fourth bedroom, providing ample space for family or guests. The rear garden is a private oasis, featuring a paved patio and lawned garden, with rear access leading to a detached single garage that benefits from an electric door. This property is ideally situated just minutes from the vibrant amenities of Uplands, including shops, bars and restaurants. Additionally, it is conveniently located near Singleton Hospital, the university campus and local parks and beaches, making it an excellent choice for families and professionals alike. Viewing is highly recommended to fully appreciate all that this delightful home has to offer.



## The Accommodation Comprises

### Ground Floor

#### Porch



Entered via stable door, single glazed windows to front and side, tiled flooring.

#### Hallway



A welcoming hall with staircase leading to the first floor, double glazed window to side, laminate flooring.

#### WC

Frosted glazed window to side, WC, laminate flooring.

### Living Room 12'10" x 14'3" (3.90m x 4.34m)



The lounge features a charming double glazed bay window to the front, allowing for ample natural light and a pleasant view. At its heart is an electric fireplace with a classic brick surround, creating a warm and inviting focal point. Decorative details include a dado rail that adds character to the room, complemented by laminate flooring and a radiator.

### Dining Room 18'0" x 11'11" (5.49m x 3.62m)



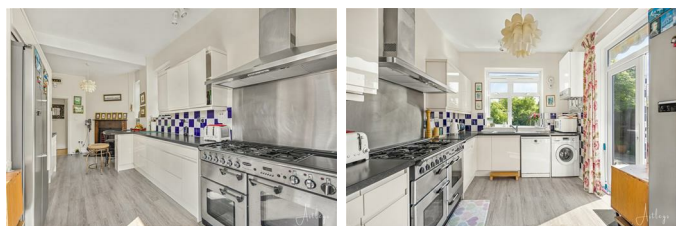
The dining room is bright and airy, benefiting from two double windows to the rear that fill the space with natural light. A gas fireplace with an attractive tiled and wooden surround serves as a stylish centrepiece. Double doors open directly to the garden, enhancing indoor-outdoor flow—perfect for entertaining. The room is finished with laminate flooring and a radiator.

### Kitchen/Breakfast Room 23'9" x 9'6" (7.25m x 2.89m)



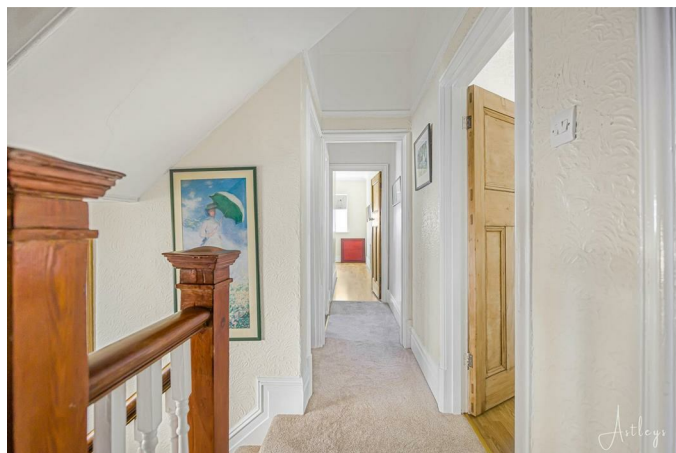
The kitchen/breakfast room is well equipped with a matching range of base and eye level units, providing ample storage and workspace. It features a 1½ bowl stainless steel sink set beneath a double glazed window overlooking the rear garden. Practical elements include plumbing for a washing machine and dishwasher, along with space for a fridge/freezer and a range style cooker with an extractor hood. A fireplace with a wooden surround adds a touch of character along with laminate flooring and a radiator. Double glazed double doors open directly to the rear garden, enhancing the room's connection to the outdoors.

### Another Aspect Of The kitchen/Breakfast Room



### First Floor

### Landing



Stained double glazed window to side with stained glass, fitted carpet.

### Master Bedroom 13'8" x 12'0" (4.17m x 3.67m)



The master bedroom features a charming double glazed bay window to the front, offering plenty of natural light and a sense of space. A decorative dado rail adds character and the room has laminate flooring and a radiator. A door leads directly to the en-suite for added convenience.



### En-suite Shower Room



The en-suite, accessible both from the master bedroom and the landing, is fitted with a three piece suite comprising a tiled shower cubicle, vanity wash hand basin and a WC. A unique feature of this space is the wooden sauna cubicle, offering a luxurious touch. A window to the front allows natural light in and the room has a radiator.

### Bedroom 2 11'8" x 11'11" (3.56m x 3.62m)



Double glazed window to rear, dado rail, laminate flooring, radiator.

### Bedroom 3 17'3" x 9'6" (5.27m x 2.89m)



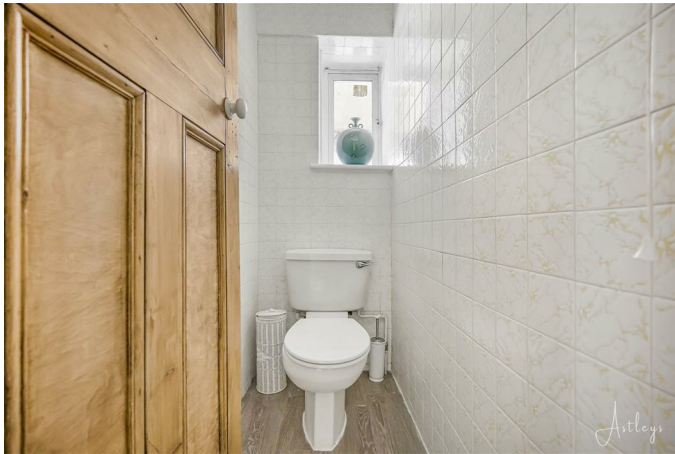
Double glazed window to rear, dado rail, laminate flooring, radiator.

### Family Bathroom



The family bathroom is fitted with a three piece suite, including a bath with shower attachment, a separate shower cubicle, wash hand basin and a WC. The walls are partially tiled with tiled flooring, two frosted double glazed windows to the side.

## WC



Frosted double glazed window to side, WC, vinyl flooring.

## Second Floor

### Second Floor Landing

Staircase leading to second floor, fitted carpet, storage cupboard.

### Bedroom 4



Double glazed box window to rear, fireplace, storage cupboard, laminate flooring, radiator.

## External

Externally, the front of the property features a lawned area bordered by mature shrubs, with a pathway providing side access to the rear.

The rear garden is well maintained, offering a combination of a patio area ideal for outdoor dining, a central lawn and mature shrubs that add privacy and greenery. Steps lead up to a garage, providing convenient access and additional storage or parking space.

## Front Garden



## Rear Garden



## Rear Garden



## Garage 17'8" x 11'1" (5.40m x 3.38m)



Window to the side with a door to garden, electric door.

## Aerial Images



## Agents Notes

Tenure- Freehold

Council Tax Band: E

Services, mains, gas, electric and water.

Solar Panels

Mobile Coverage, EE, Vodafone, Three, O2

Broadband, Basic 14 Mbps, Superfast, 80 Mbps,

Ultrafast, 1000 Mbps

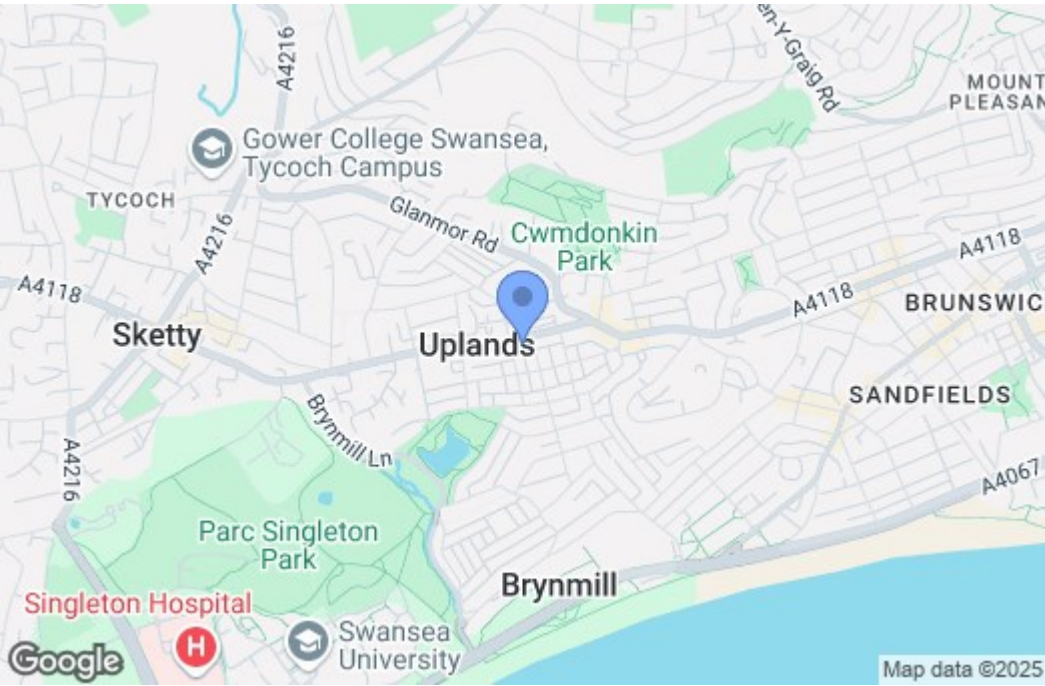
Satellite / Fibre TV Availability, BT, Sky, Virgin



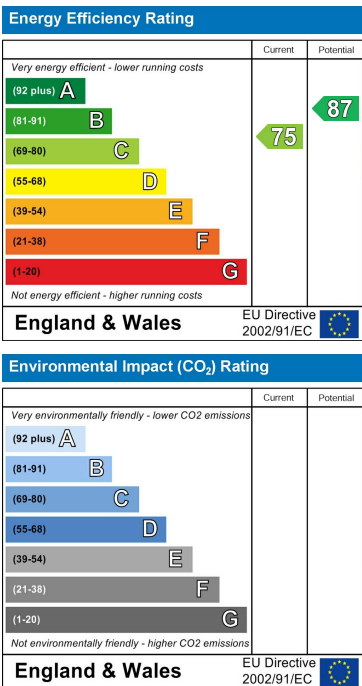
Floor Plan



Area Map



Energy Efficiency Graph



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