



11 The Spinney, Sketty, Swansea, SA2 8NX

Offers Over £190,000

Welcome to The Spinney, Sketty – A Well Presented Three Bedroom Home with No Onward Chain

Tucked away in a cul-de-sac in the sought-after area of Sketty. Ideally located, the property offers convenient access to highly regarded local primary and secondary schools, a range of local shops, and excellent transport links. Swansea City Centre is just a short distance away, along with the popular amenities of Killay and Sketty and the beautiful seaside village of Mumbles – making this an ideal spot for families, professionals and first-time buyers alike. Upon entering, you're greeted by the entrance hall that leads into a comfortable lounge. A separate kitchen/dining room at the rear of the property provides access to the garden, creating a practical and sociable living space. Upstairs, the first floor offers three well-proportioned bedrooms and a modern family bathroom.

Externally, the property features a low-maintenance, tiered gravel front garden with steps leading to the front door. The enclosed rear garden offers a paved patio, tiered gravelled sections and a selection of mature shrubs and trees – a perfect setting for outdoor dining, relaxation or entertaining guests. This lovely home presents a fantastic opportunity to enjoy modern living in a desirable and family friendly neighbourhood. Don't miss your chance to make it yours.

The Accommodation Comprises

Ground Floor

Entrance Hall

Entered via door to front, staircase leading to first floor.

Lounge 10'8" x 16'1" (3.25m x 4.91m)



Double glazed window to front, coving to ceiling, fitted carpet, radiator.

Kitchen/Diner 6'7" x 19'4" (2.01m x 5.89m)



A modern fitted kitchen offering a matching range of wall and base units with worktop space over. Features include a 1+1/2 bowl stainless steel sink, built-in electric oven with four ring hob, space for a fridge/freezer and washing machine. The room benefits from two rear facing double glazed windows

providing natural light, a useful storage cupboard, laminate flooring and a radiator.



First Floor

Landing

Fitted carpet.

Bedroom 1 6'7" x 9'5" (2.00m x 2.87m)



Double glazed window to front, coving to ceiling, fitted carpet, radiator.

Bedroom 2 6'7" x 12'8" (2.01m x 3.87m)



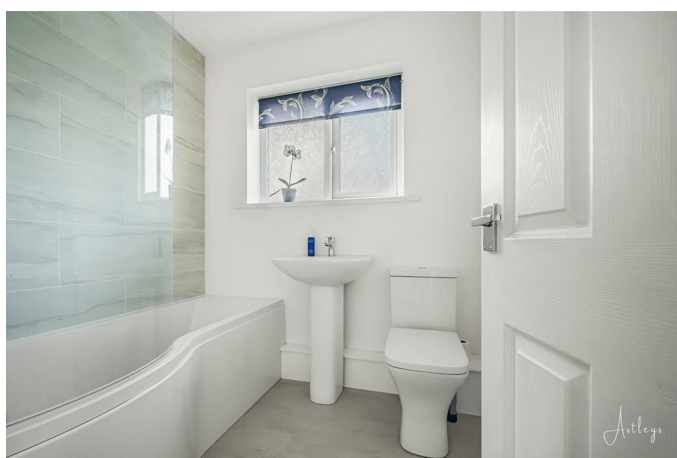
Double glazed window to rear, cupboard containing wall mounted boiler, coving to ceiling, fitted carpet, radiator.

Bedroom 3 8'9" x 9'7" (2.66m x 2.92m)



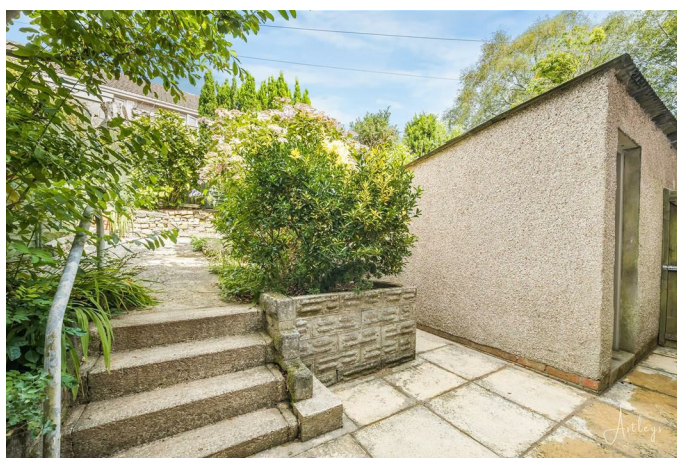
Frosted window to rear, double glazed window to front, coving to ceiling, fitted carpet, radiator.

Bathroom



A fitted bathroom comprising a three-piece suite with bath and shower over, wash hand basin, and WC. Finished with half tiled walls, laminate flooring, and a radiator. A frosted rear-facing double glazed window provides both natural light and privacy.

External



Front Garden



Externally to the front of the property features a low maintenance, tiered gravel front garden with steps leading to the front door.

Rear Garden



The enclosed rear garden provides a paved patio area, tiered gravelled sections and is enhanced by a variety of mature shrubs and trees, creating a private and appealing outdoor space.



Aerial Images



Agents note

Tenure - Freehold

Council Tax Band - D

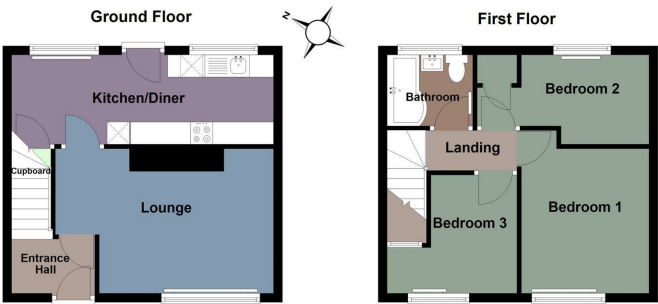
Services - Mains electric, Mains sewerage, Mains gas,
Mains water/Water meter

Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 15 Mbps, Superfast 55 Mbps,
Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

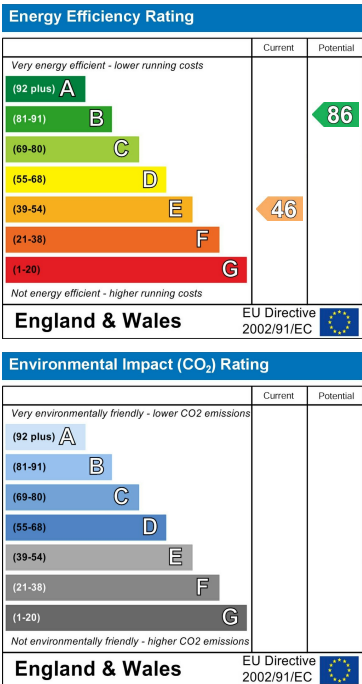
Floor Plan



Area Map



Energy Efficiency Graph



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