Gwent Grove, Sketty, Swansea, SA2 8PA

Offers In Region Of £175,000

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- Ideal FTB/Investment Property
- Fitted Kitchen with Electric Oven & Gas Hob
- Four Piece Bathroom with Corner Shower
- Sought-After Sketty Location Close to Sketty Park, Tycoch Square & Singleton Hospital
- No Onward Chain
- Versatile Loft Room with Two Velux Windows
- uPVC Double Glazing Throughout
- Enclosed Low Maintenance Rear Garden
- Council Tax Band C
- Olchfa & Parklands School Catchments



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offered with no onward chain, this charming two bedroom mid-terraced home is made for easy, comfortable living. A versatile loft room gives you space for a home office, hobby corner or guest retreat, while the first floor bathroom keeps everything neatly on hand. Step outside to the enclosed rear garden, perfect for summer barbecues, play time with the children or a quiet coffee in the sun. With Sketty Park, Tycoch Square, Sketty Cross and Singleton Hospital all within easy reach, weekend strolls, café catch-ups and the daily commute are all simple. Families will also appreciate the Olchfa and Parklands School catchments. Whether you're a growing family,

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downsizing or investing, this property offers flexibility in a popular location. Viewing comes highly recommended.

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