



7 Bryngoleu Terrace, Swansea, Sketty, SA2 9DW

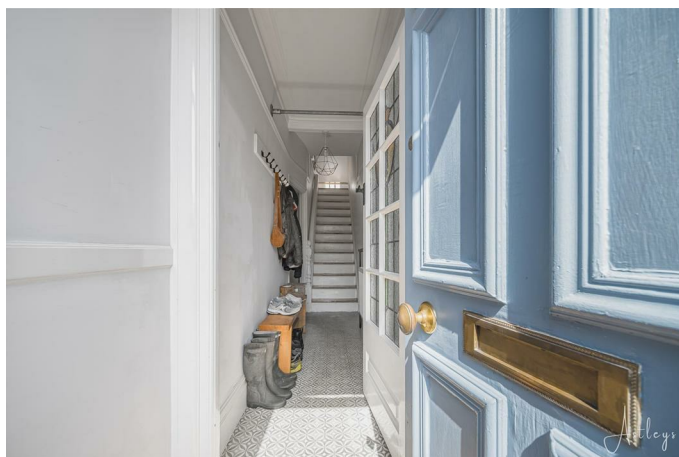
£240,000

Situated in the highly sought-after suburb of Sketty, this delightful end terrace home offers spacious accommodation extending to approximately 1,270 sq ft. Combining character features this well presented property is ideally positioned within easy reach of local amenities, excellent schools, and Swansea city centre. The accommodation begins with an entrance porch leading into a welcoming hallway, which in turn opens into a spacious open-plan lounge and dining area. The kitchen is conveniently located off the dining area and offers direct access to the rear garden. To the first floor are two generously sized bedrooms and a family bathroom fitted with both a bath and separate shower. A further staircase leads to the attic room, a bright and versatile space benefiting from two front-facing windows. Previously utilised as a bedroom, this room offers excellent flexibility as a guest room, home office, hobby room or additional living space. Externally, the property continues to impress. A driveway to the side provides off-road parking, complemented by a useful carport and gated access to the rear. The enclosed rear garden offers a private outdoor retreat, featuring steps leading to a raised patio area ideal for outdoor dining and entertaining, together with a practical garden shed for additional storage. Bryngoleu Terrace enjoys a convenient location within Sketty, one of Swansea's most desirable residential areas. The property is within easy reach of Sketty Cross and Uplands, offering an excellent selection of shops, cafés, restaurants and everyday amenities. Well-regarded primary and secondary schools are nearby, along with Singleton Hospital, Swansea University, Singleton Park and the beautiful Swansea Bay seafront. Excellent transport links provide straightforward access to Swansea city centre, the M4 motorway and the stunning Gower Peninsula.

The Accommodation Comprises

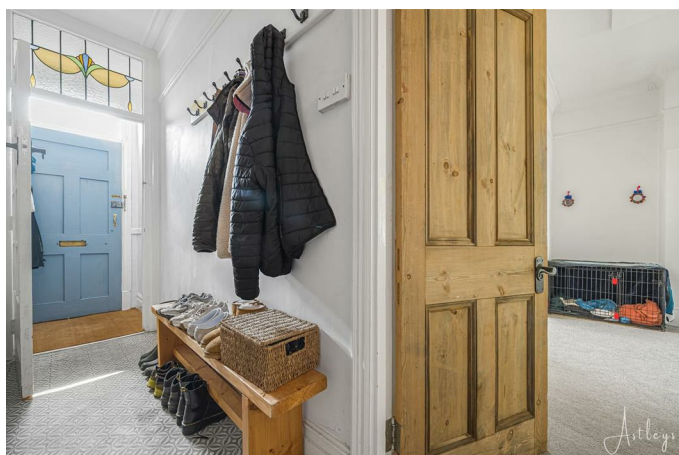
Ground Floor

Porch 3'3" x 3'6" (0.98m x 1.07m)



Entrance door to front, door into the hallway.

Hall 16'8" x 3'6" (5.09m x 1.07m)



Staircase to first floor, radiator.

Dining Area 11'11" x 13'0" (3.62m x 3.95m)



The dining area features a double glazed window to the rear, allowing for plenty of natural light. A charming original feature fireplace adds character and a focal point to the room. The space also benefits from a radiator, a door providing access to the kitchen and an open-plan layout flowing seamlessly into the lounge, creating a versatile and sociable living arrangement.



Lounge 11'8" x 13'0" (3.55m x 3.95m)



Accessed from the dining area, features a double glazed window to the front, allowing natural light to fill the space and a radiator. The room is further enhanced by a log burner with a feature surround, creating a cosy focal point and adding character to this inviting living space.

Kitchen 10'10" x 9'11" (3.30m x 3.01m)



The kitchen is fitted with a range of wall and base units with worktop space over, incorporating a sink unit with tiled splashbacks. Appliances include a built-in electric oven and a four-ring gas hob with extractor hood over. Space for dishwasher and fridge/freezer. There is a heated towel rail, under-stairs storage cupboard, double glazed window to the side and rear, providing plenty of natural light. A door to the side offers direct access to the rear garden, making this a practical and well-connected space.

First Floor

Landing 11'11" x 5'8" (3.62m x 1.72m)



Staircase to the Attic Room.

Bedroom 1 11'8" x 16'9" (into wardrobes) (3.58m x 5.12m (into wardrobes))



Double glazed window to the front, providing a bright and airy feel. The room benefits from built-in full-length mirrored wardrobes offering ample storage while enhancing the sense of space. Additional features include wooden flooring, a decorative picture rail, and an original fireplace, adding character and charm to this well-presented double bedroom.



Bedroom 2 12'2" x 11'11" (3.70m x 3.63m)



Double glazed window to the rear and radiator. Picture rail and an original fireplace that add character and charm.

Bathroom 10'7" x 9'11" (3.23m x 3.01m)



Four piece suite with comprising, bath, wash hand basin, tiled shower cubicle and WC. Tiled splashbacks, tiled flooring, storage cupboard, radiator, two frosted double glazed window

Loft Conversion 15'10" x 12'11" (4.82m x 3.93m)



Two skylight windows to front.

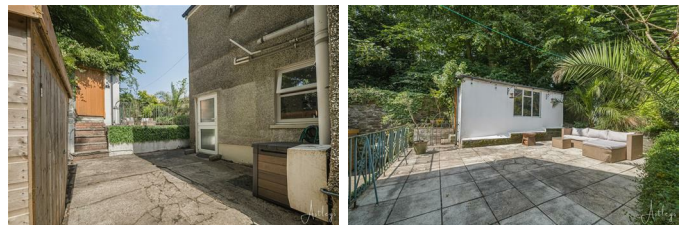
External



Externally, the property benefits from a driveway to the side leading to a car port, with gated access to the rear garden.

The rear garden is fully enclosed and features steps rising to a patio area, providing an ideal space for outdoor seating and entertaining. The garden also includes a useful shed for additional storage.

Rear Garden



Agents Note

Tenure - Freehold
Council Tax Band - D

TPO - trees to the left of the neighbouring property
Services - Mains electric. Mains sewerage. Main Gas
Water Meter.

Parking - Driveway & Carport

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 29 Mbps Superfast 80 Mbps Ultrafast
1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

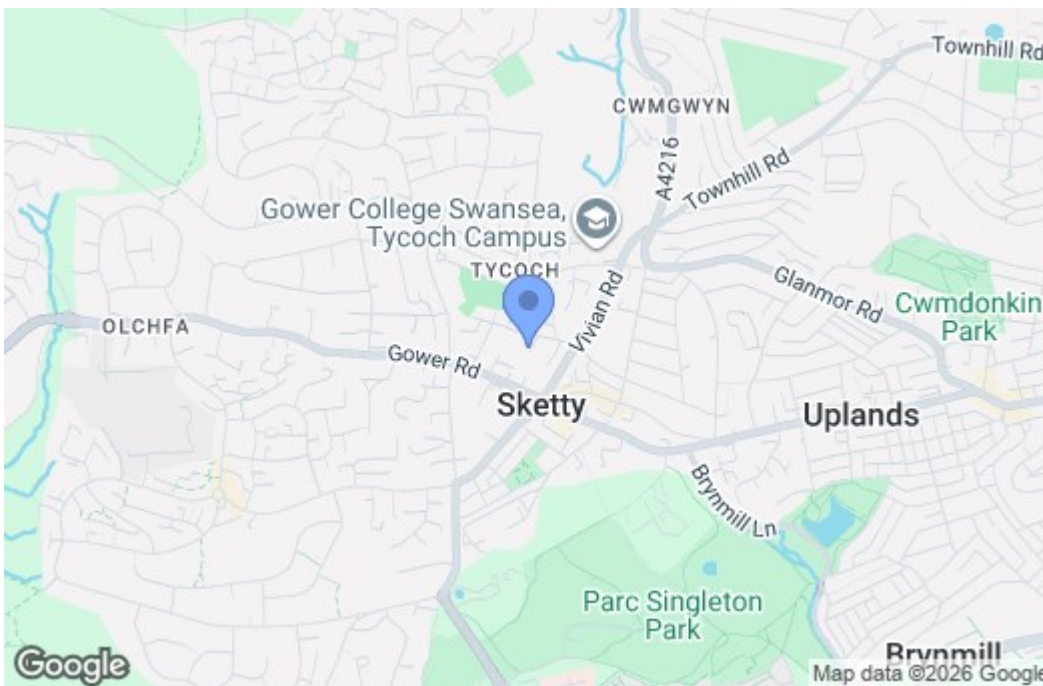
Aerial Images



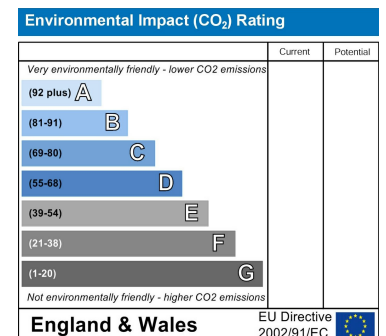
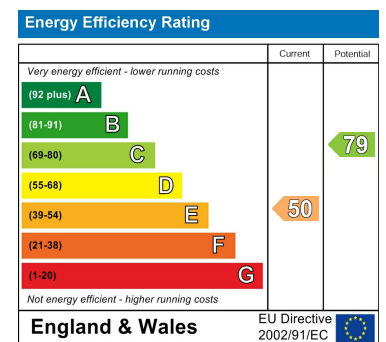
Floor Plan



Area Map



Energy Efficiency Graph



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