

5 Brynnewydd Gardens, Sketty

£445,000

ASTLEYS
SALES AND LETTINGS



5 Brynnewydd Gardens

Sketty, Swansea

Positioned within Derwen Fawr, one of Sketty's most sought after addresses, this home enjoys a setting that balances quiet residential living with exceptional convenience. Singleton Park is moments away, offering open green space to explore throughout the seasons, while Swansea Bay and its sweeping promenade are within easy reach for coastal walks and time by the water. Swansea University and Singleton Hospital sit close by, adding to the practicality of the location and the area is well regarded for its schooling, with Olchfa Comprehensive, Bishop Gore and Parklands Primary all within catchment. The accommodation is arranged over three floors and has a natural, easy flow. The ground floor opens with a welcoming hallway leading through to a living room and a separate sitting room, each offering a comfortable space to relax or entertain. To the rear, the kitchen and breakfast room provides a sociable hub of the home, complemented by a useful utility area. Upstairs, the first floor hosts three bedrooms along with the family bathroom, while the second floor reveals a further bedroom. This property also benefits from a basement. Externally, to the front of the property there is a driveway with flower boarder, side access leading to a garage and rear garden.. The garden itself has been thoughtfully arranged with a lawn and patio framed by mature shrubs, creating a private setting suited to both everyday enjoyment and relaxed entertaining.







The Accommodation Comprises

Ground Floor

Hallway
Dimensions: 4.46m x 0.85m (14'8" x 2'9"). Single window to the front featuring decorative stained glass, a staircase leading to the first floor, elegant parquet flooring, a radiator.

Living Room
Dimensions: 3.46m x 3.65m (11'4" x 12'0"). Double bow window to the front, a fireplace with decorative surround, fitted carpet and a radiator.

WC
Dimensions: 1.88m x 0.75m (6'2" x 2'6"). Fitted with two piece suite wash hand basin and WC, tiled flooring, radiator. Frosted double glazed window to side.

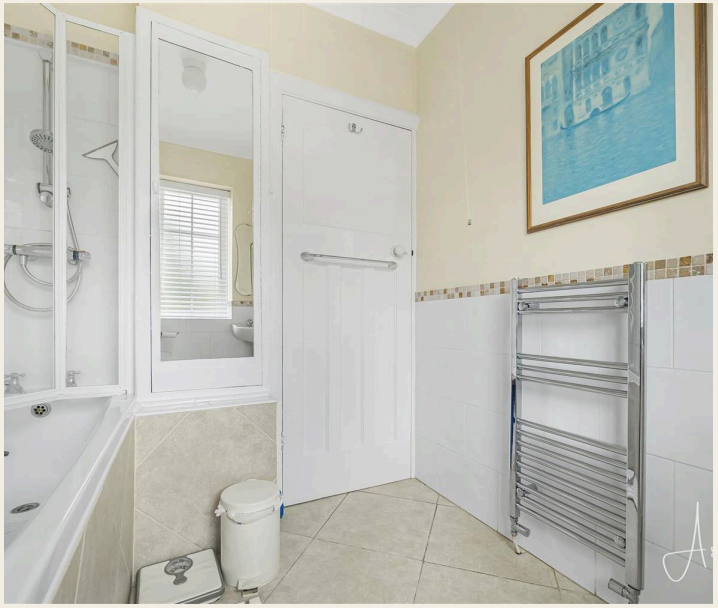
Sitting Room
Dimensions: 4.39m x 3.40m (14'5" x 11'2"). Double glazed box window to rear, fireplace with surround, fitted carpet, radiator.

Kitchen/Breakfast Room
Dimensions: 3.39m x 4.48m (11'1" x 14'8"). Fitted with a matching range of base and wall-level units with worktop space over, incorporating a 1+1/2 bowl stainless steel sink. Built-in appliances include a microwave, with space for a freezer, dishwasher and cooker complemented by a four-ring gas hob. Double windows to the side and rear, with tiled flooring and a radiator.

Utility Area
Dimensions: 1.39m x 2.02m (4'7" x 6'8"). Two double glazed windows to frond and side, plumbing for washing machine, space for freezer, tiled flooring.







First Floor

Landing
Dimensions: 2.10m x 2.00m (6'11" x 6'7"). Double glazed window to side with stained glass, fitted carpet.

Bedroom 1
Dimensions: 4.78m x 3.10m (15'8" x 10'2"). Double glazed bay window to the rear, fitted wardrobes with sliding doors providing ample storage, fitted carpet and a radiator.

Bedroom 2
Dimensions: 2.27m x 3.89m (7'5" x 12'9"). Double glazed bow window to front, storage cupboard, fitted carpet, radiator.

Bedroom 3
Dimensions: 3.02m x 2.65m (9'11" x 8'8"). Double glazed window to side, fitted carpet, radiator.

Bathroom
Dimensions: 2.27m x 2.05m (7'5" x 6'9"). Fitted with a three-piece suite comprising a bath with shower over, wash hand basin, and WC. Tiled flooring, a heated towel rail and a frosted double glazed window to the front.

Second Floor

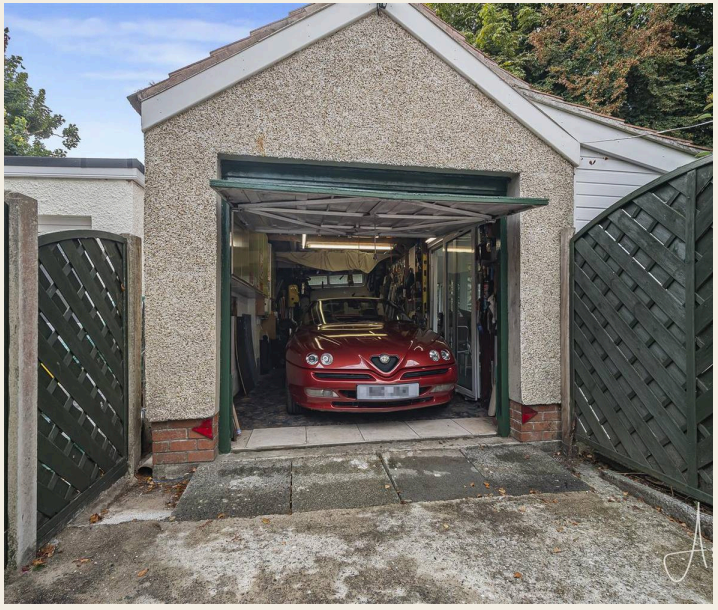
Landing
Dimensions: 0.99m x 2.83m (3'3" x 9'3").

Bedroom 4
Dimensions: 4.63m x 4.73m (15'2" x 15'6"). Three skylights, storage in eves, fitted carpet, radiator.

Basement
Dimensions: 6.77m x 5.85m (22'3" x 19'2"). Housing the boiler.







FRONT GARDEN

To the front of the property there is a driveway with flower boarder, side access leading to a garage and rear garden.

REAR GARDEN

To the rear, the property features a lawn and patio area, enhanced by mature shrubs, creating an ideal space for outdoor relaxation and entertaining.

Driveway

1 Parking Space

Garage

Dimensions: 5.70m x 2.92m (18'8" x 9'6").

Sun Room
Dimensions: 3.59m x 1.70m (11'9" x 5'6").

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



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