



29B Eversley Road, Sketty, Swansea, SA2 9DB

Offers Over £170,000

Situated in the heart of Sketty, this spacious and beautifully presented ground floor two/three bedroom apartment offers modern, move-in-ready accommodation within walking distance of excellent local amenities, along with the added benefit of a private parking space to the rear. Ideal for those looking to downsize for retirement or for a first-time buyer seeking a comfortable and conveniently located home, the property provides generous living space throughout. The accommodation comprises a welcoming entrance hall leading into a spacious front facing lounge featuring a large bay window that fills the room with natural light. There is a modern kitchen/breakfast room fitted with contemporary units and offering ample space for dining, a stylish bathroom, and three well-proportioned bedrooms. The apartment is tastefully decorated in a fresh, neutral style, making it truly move-in ready. Positioned just a short walk from Sketty Cross, residents can enjoy easy access to a variety of shops, cafés, supermarkets and everyday conveniences. The property also offers convenient access to Singleton Hospital, Swansea University and the city centre of Swansea.

This is a fantastic opportunity to acquire a spacious ground floor home in a sought-after location, and viewing is highly recommended.

The Accommodation Comprises

Ground Floor

Communal Hall

Hall

Door to the apartment leading from the communal hallway, radiator.

Lounge 15'7" (into bay) x 11'10" (4.76m (into bay) x 3.61m)



The lounge is a bright and inviting living space, enhanced by a double glazed bay window to the front which allows plenty of natural light to fill the room. Contemporary ceiling spotlights provide a modern finish and the room is fitted with a radiator.

Kitchen/Breakfast Room 9'8" x 11'10" (2.94m x 3.60m)



The modern kitchen is fitted with a range of wall and

base units with ample worktop space over, incorporating a 1½ bowl stainless steel sink unit. Integrated appliances include a built-in fridge/freezer, washing machine, electric oven and four-ring electric hob with extractor hood over. The room is finished with ceiling spotlights and a radiator, while two double glazed windows to the side provide good natural light. A doorway from the kitchen leads through to bedroom three.

Bedroom 1 17'0" x 9'9" (5.17m x 2.98m)



Double glazed window to rear, ceiling spotlights, two radiators.

Bedroom 2 9'1" x 8'0" (2.78m x 2.45m)



Double glazed window to front, radiator.

Study/Bedroom 3 6'7" x 11'11" (2.00m x 3.62m)



Double glazed window to rear, ceiling spotlights, radiator.

Bathroom



Modern three piece suite comprising a bath with shower over, wash hand basin and WC. Frosted double glazed window to side.

External

Communal forecourt garden and side access to the entrance hall.

There is a parking space to the rear.

Rear Parking



Agents Note

Tenure - Leasehold

136 Years remaining on a peppercorn Lease

Council Tax Band - C

Services - Mains electric. Mains sewerage. Main Gas Water Meter.

Parking - Rear parking

Mobile coverage - EE Vodafone Three O2

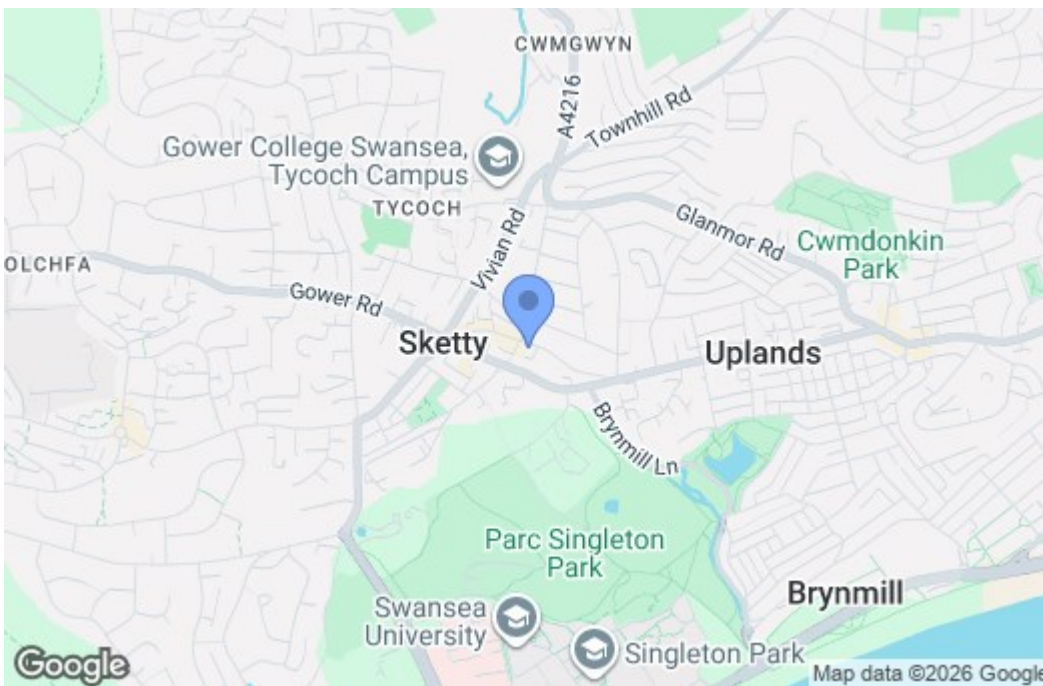
Broadband - Basic 18 Mbps Superfast 80 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

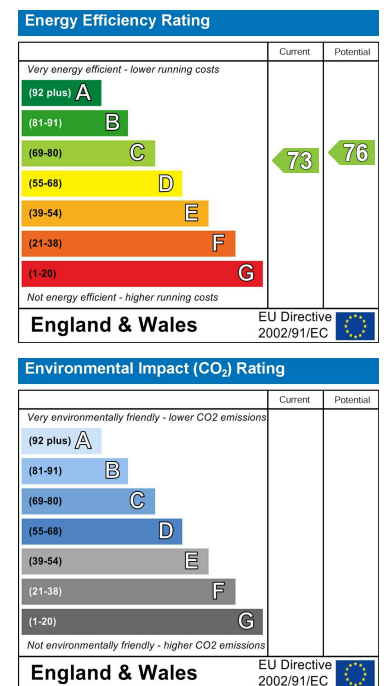
Floor Plan



Area Map



Energy Efficiency Graph



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