



8 Hartfield Close, Sketty, Swansea, SA2 7NH

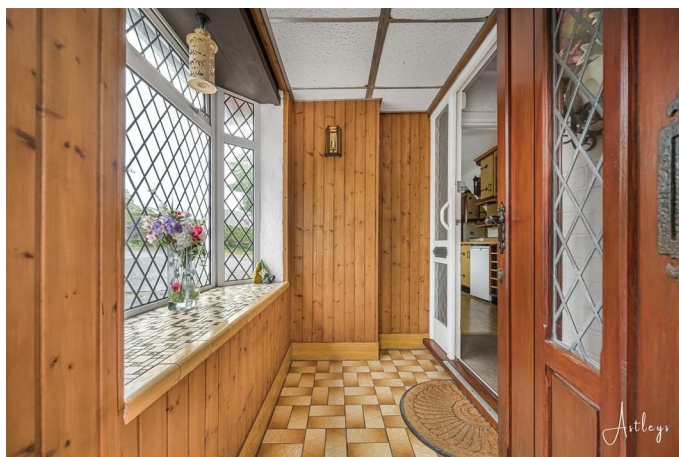
£385,000

Offered for sale with No Chain, this substantial detached residence occupies a generous plot and provides approximately 1,475 sq ft of versatile living accommodation. Ideally suited to family life, the property boasts four reception rooms, offering a wealth of space for both everyday living. The accommodation begins with an entrance porch and hallway, leading through to the kitchen which flows seamlessly into a bright and airy breakfast room. The spacious lounge, dining room and sitting room provide flexible living areas to suit a variety of lifestyles, while a ground floor bathroom adds further convenience. To the first floor, the property offers four generously proportioned bedrooms, each providing comfortable and peaceful accommodation. Externally, the home enjoys a good-sized plot with ample outdoor space, ideal for gardening, family activities or simply relaxing outdoors. A substantial driveway provides parking for multiple vehicles and benefits from an in-and-out layout, while a detached garage offers additional storage or workshop potential. Combining generous accommodation, extensive parking and a flexible layout, this attractive home presents a rare opportunity for families seeking space and practicality in a desirable residential setting.

The Accommodation Comprises

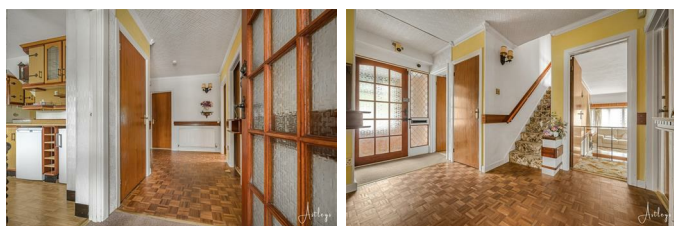
Ground Floor

Porch 4'0" x 6'10" (1.22m x 2.08m)



Bay window to front, door into the hallway.

Hall 12'9" x 7'8" (3.89m x 2.33m)



Storage cupboard, staircase to first floor.

Kitchen 6'7" x 13'1" (2.00m x 3.98m)



Fitted with a range of wall and base units with

worktop space over, stainless steel sink unit with tiled splashbacks, space for fridge, freezer and washing machine, electric points for cooker, double glazed window to front, wall mounted boiler, door leading into the breakfast room.

Breakfast Room 9'1" x 8'2" (2.78m x 2.48m)



Double glazed window to side, radiator.

Dining Room 8'9" x 12'8" (2.66m x 3.86m)



Double glazed window to side, radiator, door leading to the garden.

Sitting Room 10'11" x 12'8" (3.33m x 3.86m)



Double glazed window to side, radiator.

Lounge 10'11" x 19'5" (3.33m x 5.91m)



Double glazed window to rear, double glazed bay window to side, two radiators.

Bathroom 6'11" x 7'8" (2.10m x 2.33m)



Three piece with comprising, bath, wash hand basin and WC. Tiled walls, radiator, two frosted double glazed windows to rear.

First Floor

Landing 4'8" x 15'1" (1.41m x 4.60m)

Storage cupboards.

Bedroom 1 13'9" x 8'8" (4.20m x 2.64m)



Double glazed windows to front and side, radiator.

Bedroom 2 12'11" x 10'6" (3.93m x 3.21m)



Double glazed windows to side and rear, built-in wardrobe, storage cupboard, radiator.

Bedroom 3 9'1" x 7'10" (2.76m x 2.39m)



Double glazed window to side, radiator.

Bedroom 4 7'11" x 8'6" (2.42m x 2.59m)



Double glazed window to rear, radiator.

External

The property occupies a generous plot and enjoys an attractive frontage with ample off-road parking, a turning circle with a lawned garden and a detached garage. Mature hedging provides privacy and enhances the kerb appeal.

To one side of the property is an enclosed garden featuring a patio seating area, greenhouse, garden shed, and a variety of mature shrubs and planting. The opposite side of the property is laid to gravel, offering additional low-maintenance outdoor space and practical storage potential.

Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - F

Parking - Driveway & Garage

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Water meter

Mobile coverage - EE Vodafone Three O2

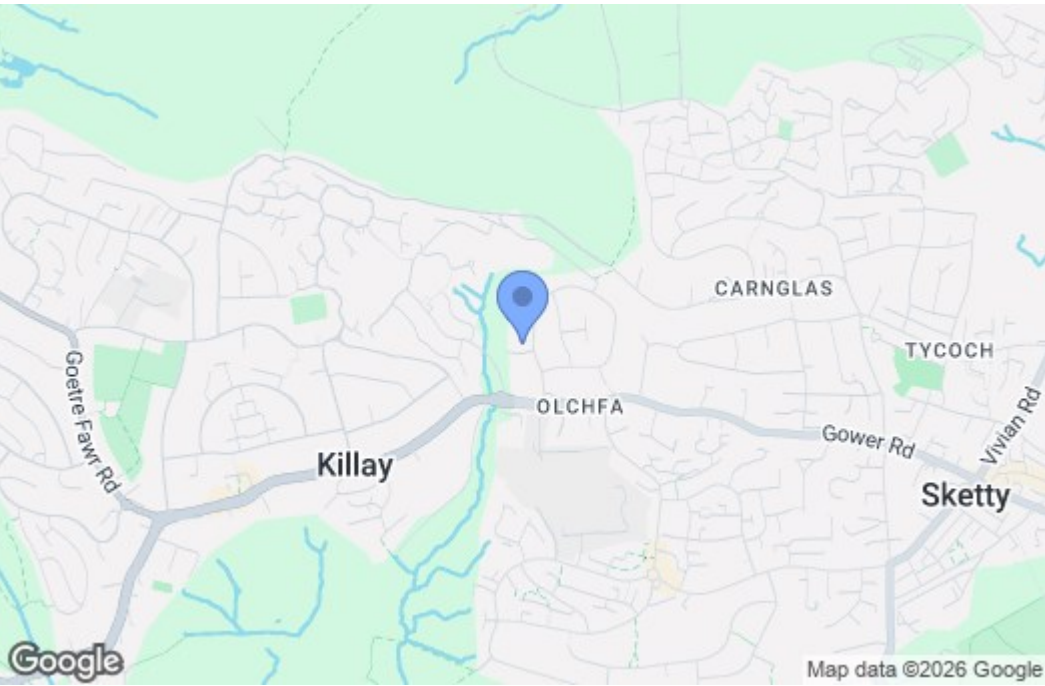
Broadband - Basic 10 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

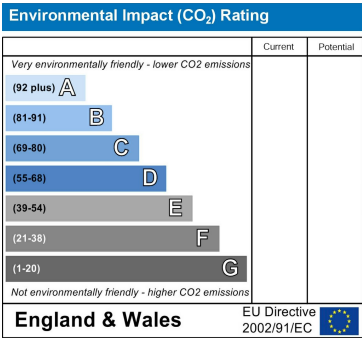
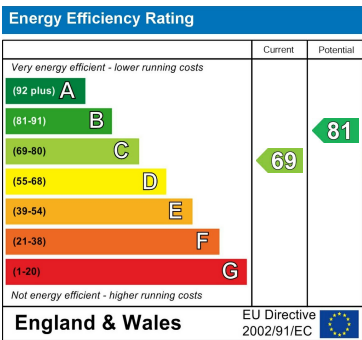
Floor Plan



Area Map



Energy Efficiency Graph



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