



12 Westbourne Grove
, Sketty, SA2 9DT
Offers Over £250,000



SMITHS

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TRADITIONAL FOUR BEDROOM HOME, set over THREE STOREYS in the heart of SKETTY. Blending a spacious & practical floorplan with modern family comfort. A welcoming hallway leads to two generous reception rooms, along with a convenient WC and a good size open-plan kitchen diner. The navy kitchen offers ample workspace and room for a full-sized dining table, while a patio door from the dining room opens directly to the courtyard area, creating an easy indoor-outdoor flow that's ideal for entertaining or relaxed family life. Upstairs are three well-proportioned bedrooms and a modern family bathroom, while the top floor reveals a characterful fourth bedroom with a vaulted ceiling and exposed brickwork. The home also benefits from PVCu double glazing, gas central heating and several feature fireplaces.

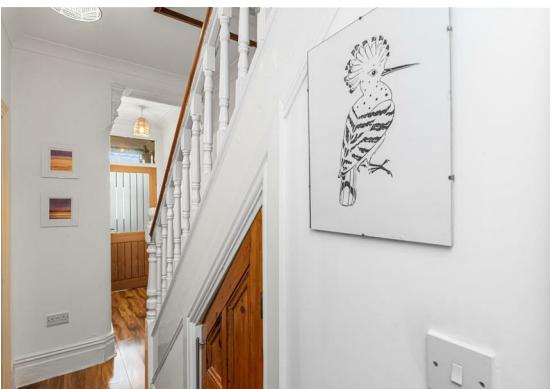
Outside, a rear courtyard opens to a pleasant enclosed garden, rich with established borders and a neat lawn. Ideal for relaxation and for children & pets to explore & play. Set within the ever-popular Sketty area, the home is close to Singleton Hospital, Swansea University, several excellent schools, independent shops, parks, bars and cafes - with Swansea's beaches and city centre within easy reach. Spacious, characterful and well-located, it's a fantastic choice for families or investors seeking a quality home in a sought-after location. Call to view now!

Porch

3'8" x 3'2" (1.13 x 0.98)

Hallway

19'4" x 3'7" (5.90 x 1.10)





Living Room
11'4" x 10'11" (3.47 x 3.33)

Dining Room
12'1" x 9'3" (3.70 x 2.82)

Kitchen/Dining Room
20'3" x 10'2" (6.19 x 3.10)

Landing
23'3" x 5'3" (7.10 x 1.61)

Bathroom
6'9" x 5'8" (2.07 x 1.73)

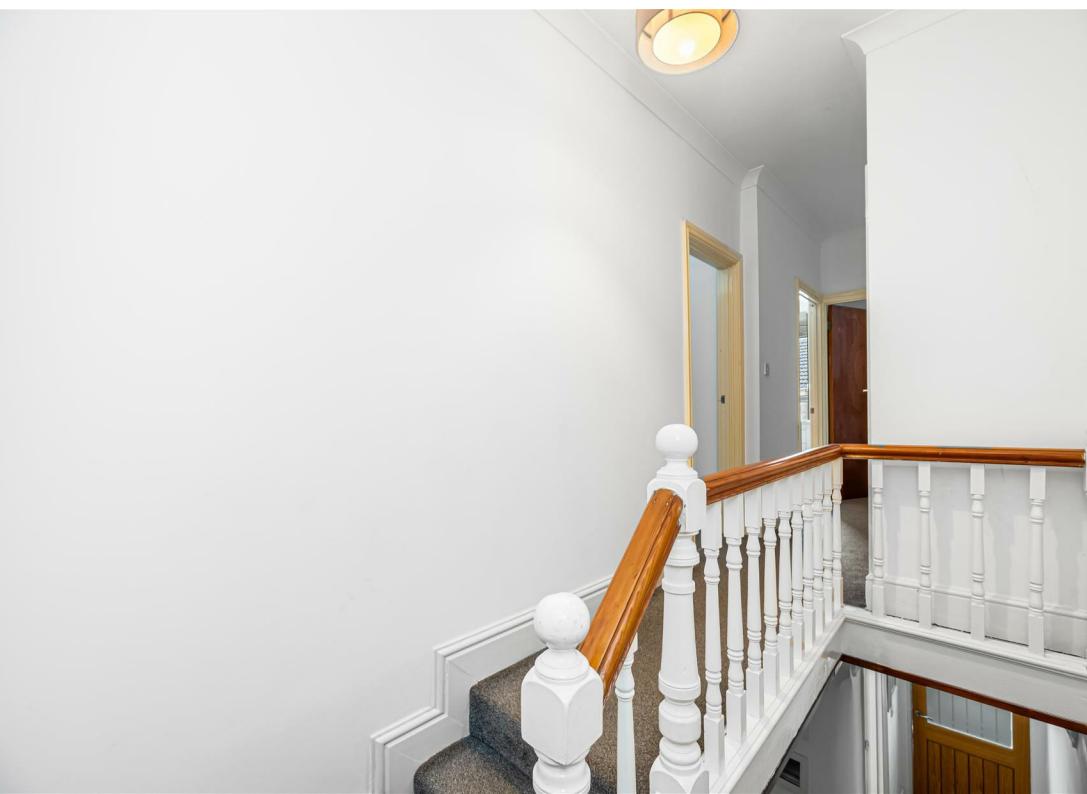
Bedroom One
10'10" x 9'7" (3.32 x 2.94)

Bedroom Two
12'2" x 9'3" (3.72 x 2.84)

Bedroom Three

Bedroom Four

External and Location



Floor Plan



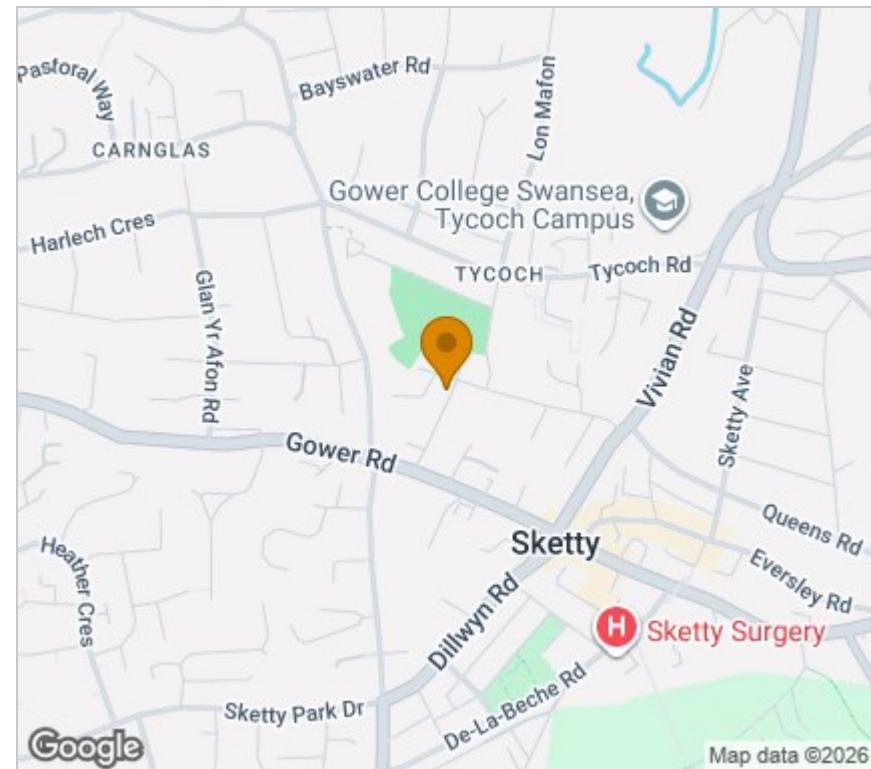
Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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Area Map



Energy Efficiency Graph

