



18 Myrtle Grove, Sketty, Swansea, SA2 0SJ

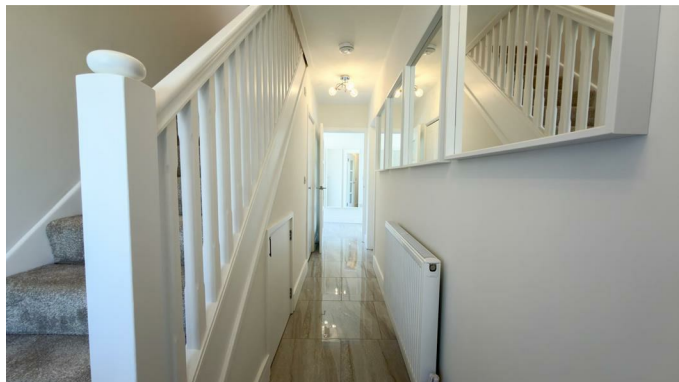
£450,000

Newly Renovated Property - A truly fantastic opportunity to acquire this Immaculately Presented four bedroom link detached family home, that has been extensively and professionally renovated to an exceptionally high standard. This stunning property is sold with no onward chain, making it the perfect opportunity for buyers seeking a move-in ready home. This Home comprises: Hallway, WC, front facing lounge with bay window, open plan kitchen/dining room with modern high gloss kitchen with Bi-Fold doors and a set of French doors opening on to the rear garden. To the First Floor there are four bedrooms with an en-suite off the master bedroom and an upstairs contemporary four-piece bathroom. Externally this property benefits from a driveway and a garage. The rear garden is level and has a newly laid lawn. This property has undergone a complete professional renovation in order to produce this outstanding family home; which includes a New Damp Proof Course, New Central heating system, New electrical rewiring, New Plastering, New garage door, soffits and gutters, New Doors and Windows, New Internal Doors and Skirtings, New Kitchen, New Bathroom, New Carpets, and has been Decorated to an exceptionally high standard throughout. Every detail has been meticulously finished to create a luxurious and contemporary living space. The property also comes with Brand new kitchen appliances, newly fitted vertical blinds throughout, new fitted wardrobes in 2 of the bedrooms, new fireplace and Pre-installed TV Brackets. This property really does offer a turn key ready home. Early viewing is highly recommended to fully appreciate the high quality of this Stunning Property.

The Accommodation Comprises

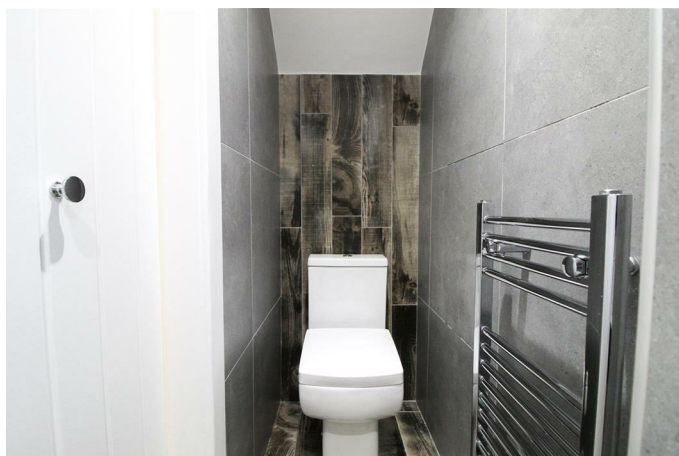
Ground Floor

Hall 16'3" x 5'9" (4.95m x 1.74m)



Entrance door to front, tiled flooring, staircase to first floor, radiator.

WC 7'6" x 2'3" (2.28m x 0.68m)



New two piece suite comprising a wash hand basin and WC. Tiled flooring and flooring, frosted double glazed window to side.

Lounge 16'3" x 14'4" (4.95m x 4.38m)



The lounge is a bright and welcoming living space featuring a double-glazed bay window to the front, allowing plenty of natural light to fill the room. A wall-mounted electric fire provides an attractive focal point, creating a warm and contemporary feel, and fitted with a radiator. The bay window also enhances the sense of space, making the lounge an ideal setting for both relaxing and entertaining.

Inner Hallway 5'8" x 5'9" (1.73m x 1.74m)



Storage cupboard, tiled flooring, radiator, door to the kitchen and a double glazed door to side leading to the side of the property.

Kitchen/Dining Room 14'10" x 20'5" (4.51m x 6.23m)



The spacious kitchen/dining room is fitted with a modern range of wall and base units complemented by generous worktop space. It features a 1½ bowl stainless steel sink unit, integrated fridge/freezer, dishwasher, washing machine and tumble dryer, along with a built-in electric oven and four-ring electric hob with an extractor hood above, tiled flooring and radiator. Double-glazed double doors and a set of bi-fold doors open directly onto the rear garden, creating a bright and versatile space that is ideal for both everyday family living and entertaining.



First Floor

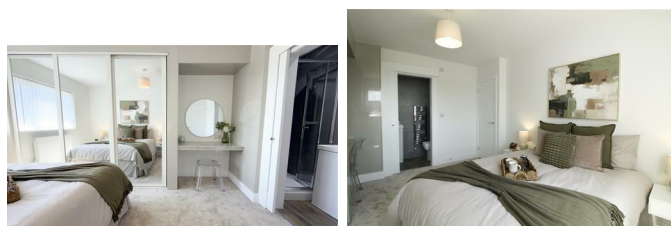
Landing 3'3" x 10'5" (0.98m x 3.18m)

Frosted double glazed window to side, access to loft, storage cupboard housing the boiler, radiator

Bedroom 1 13'5" x 10'2" (4.10m x 3.09m)



Double glazed window to rear, built-in wardrobes, radiator, door to the en-suite.



En-suite 2'9" x 7'5" (0.85m x 2.25m)

Three piece with comprising, tiled shower cubicle, wash hand basin and WC. Tiled walls and flooring, heated towel rail.

Bedroom 2 13'11" x 9'8" (4.25m x 2.94m)



Double glazed window to front, radiator.

Bedroom 3 6'7" x 10'2" (2.00m x 3.11m)



Double glazed window to rear, radiator.

Bedroom 4 10'9" x 7'4" (3.27m x 2.24m)



Double glazed window to front, built-in wardrobe, radiator,

Bathroom 8'11" x 6'4" (2.73m x 1.92m)



Four piece with comprising, bath, wash hand basin, tiled shower cubicle and WC. Tiled walls, tiled flooring, frosted double glazed window to side.

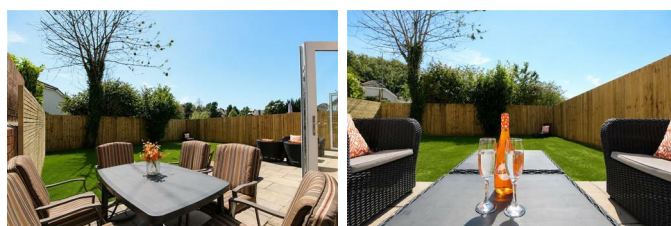
External

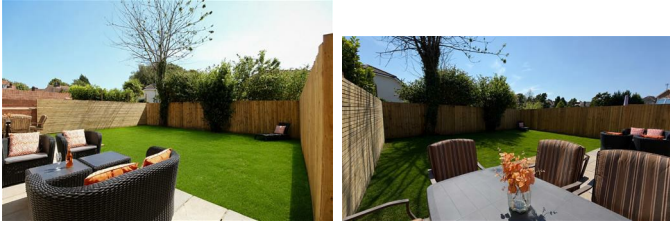


To the front of the property is a lawned garden, driveway leading to the garage

The rear is enclosed mainly laid to lawn with a patio area.

Rear Garden





Garage 17'3" x 7'10" (5.25m x 2.38m)

With up and over door, double glazed door leading to the rear garden.

Agents Note

Tenure - Freehold

Council Tax Band - F

Parking - Driveway & Double Garage

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Water meter

Mobile coverage -EE Vodafone Three O2

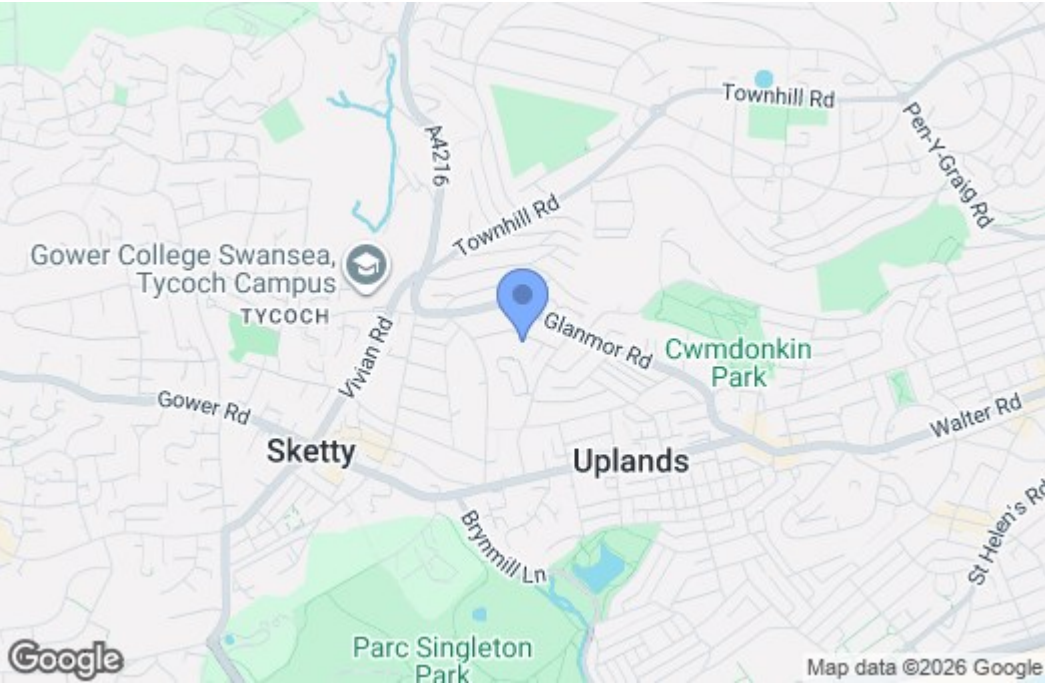
Broadband - Basic 14 Mbps Superfast 40 Mbps Ultrafast
10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

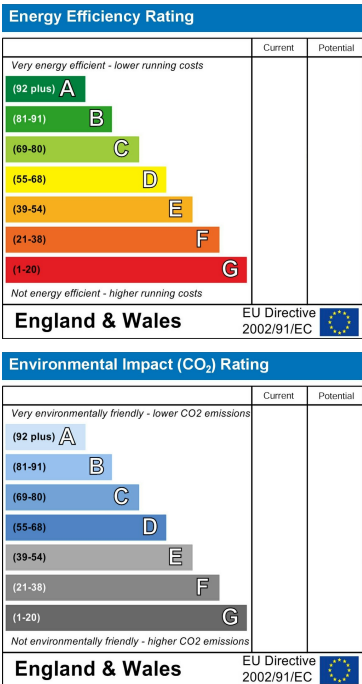
Floor Plan



Area Map



Energy Efficiency Graph



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