



Awel Y Mor, Sketty Swansea

offers over **£375,000**

- Detached Four Bedroom Family Home
- Sought-after Awel y Môr, Sketty Location
- Spacious Lounge
- Kitchen and Dining Area with Separate Utility Space
- EPC Rating: B



 4  2  1



About the property

Located in the sought-after area of Awel y Môr, Sketty, this outstanding four-bedroom property is presented in immaculate, modern condition and has been maintained to an exceptionally high standard throughout.

The ground floor offers excellent living accommodation, comprising a spacious lounge, modern kitchen, separate utility room and a dedicated dining area, all thoughtfully laid out for family living and entertaining. Patio doors from the dining area open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces. A convenient downstairs WC completes the ground floor.

The property also benefits from an integral garage, with both internal access and an external garage door, providing versatile storage or parking options.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Accommodation

Lounge

15' 7" x 10' 11" (4.75m x 3.33m)

Kitchen

19' 8" x 9' 6" (5.99m x 2.90m)

Utility

W.C

Garage

15' 11" x 9' 2" (4.85m x 2.79m)

Bedroom 1 with En-Suite

12' 6" x 10' 11" (3.81m x 3.33m)

Bedroom 2

12' 6" x 8' 10" (3.81m x 2.69m)

Bedroom 3

9' 8" x 8' 4" (2.95m x 2.54m)

Bedroom 4

9' 8" x 8' 1" (2.95m x 2.46m)

Bathroom