23 Pant-Yr-Odyn

, Sketty, SA2 9GR

Offers Over £350,000

4 2 2 C

SMITHS

23 Pant-Yr-Odyn
, Sketty, SA2 9GR

Immaculately presented, this modern FOUR BEDROOM DETACHED HOME offers stylish, contemporary family living with a beautifully neutral interior and is move-in ready with NO CHAIN! The ground floor features GENEROUS OPEN-PLAN LIVING & DINING ROOMS, creating a sociable and versatile area for relaxing and entertaining, with double patio doors opening onto the garden. The contemporary kitchen is finished in sophisticated gloss taupe units, contrasted by solid wood worktops and integrated appliances, with an adjoining utility room and downstairs WC, adding practicality. Upstairs are three double bedrooms and a further single bedroom, with the principal bedroom benefiting from an en-suite shower room (and seaviews), alongside a family bathroom.

Outside, the property enjoys a private enclosed rear garden, driveway parking and a single garage, while its position within a modern, family-friendly residential estate adds to its appeal. Located in the popular Tycoch area, the property is ideally placed for access to Swansea's main commuter routes, Singleton Campus, Singleton Hospital and a choice of excellent local primary and secondary schools. With its combination of contemporary presentation, generous accommodation and convenient location, this is an ideal home for modern family life. Call to view now!

Entrance Hall
5'2" x 3'3" (1.58 x 1.01)

Living Room
15'9" x 13'5" (4.81 x 4.09)

Dining Room
9'2" x 8'0" (2.80 x 2.46)

Kitchen
11'11" x 9'1" (3.64 x 2.77)

Utility Room
4'11" x 4'8" (1.50 x 1.44)

Cloakroom
4'10" x 3'8" (1.49 x 1.13)

Landing
10'11" x 9'9" widest (3.35 x 2.99 widest)

Bathroom
6'8" x 6'1" (2.05 x 1.87)

Bedroom One
11'4" x 10'0" (3.47 x 3.06)

En-Suite
6'0" x 5'2" (1.85 x 1.60)

Bedroom Two
11'5" x 9'4" (3.48 x 2.87)

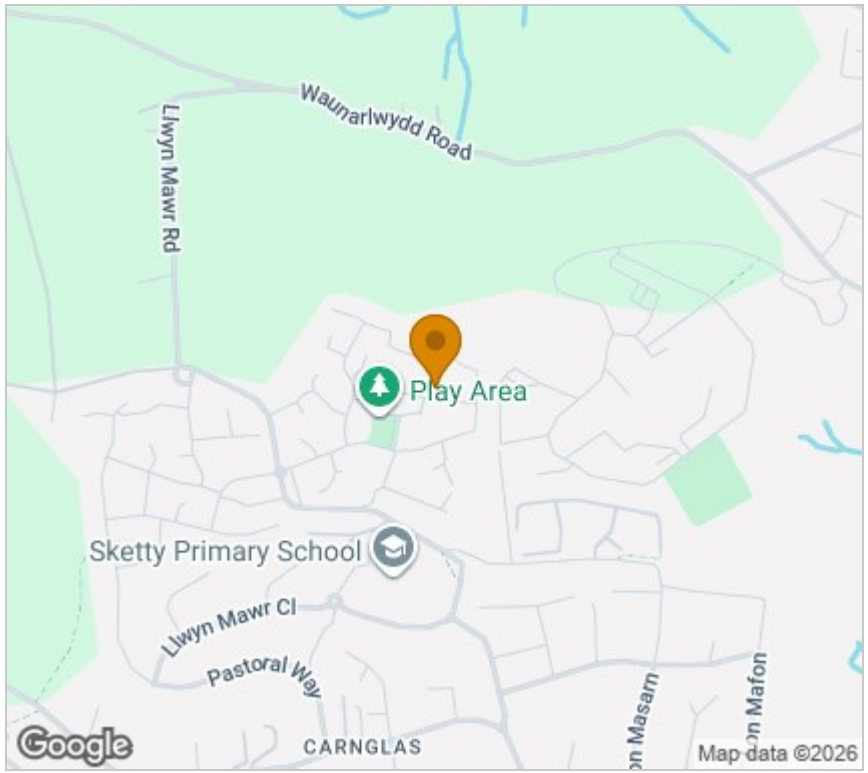
Bedroom Three
8'8" x 8'8" (2.66 x 2.65)

Bedroom Four
14'0" x 8'7" (4.29 x 2.63)

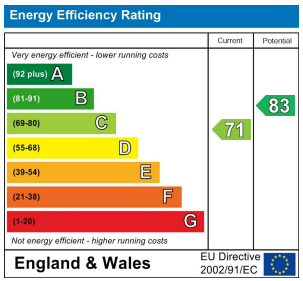
External & Location

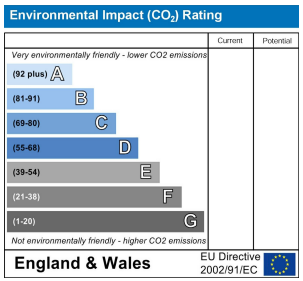
Floor Plan

Area Map



Energy Efficiency Graph





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.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN
T: 01792 465822 E: info@smithslettings.com W: www.smithshomes.com

SMITHS