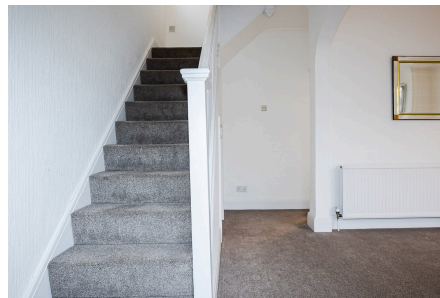


Coedcelyn Road, Sketty, Swansea, SA2 8DS

Offers Over £300,000

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Quote reference DS1317 when enquiring.

Welcome to 8 Coed Celyn Road, a wonderfully positioned home set in the heart of sought-after Sketty—one of Swansea's most desirable residential areas. Offered with no onward chain, this property provides an excellent opportunity for buyers looking for a smooth, uncomplicated purchase.

Sketty is highly regarded and is known for its vibrant community feel, leafy residential streets, and an exceptional balance of convenience and tranquillity. Residents benefit from excellent local amenities including cafés, independent shops, parks, and everyday essentials all within easy reach with simple routes to Swansea City Centre, Singleton Hospital, Swansea University campuses, and the beautiful Gower Peninsula.

Benefitting from appealing green spaces, including Singleton Park and coastal walks just moments away, this location is ideal for those who enjoy outdoor leisure.

Property Details:

Entrance Porch leads to;

Living Room: 3.7m x 4m max (12'1ft x 13'1ft)

Dining Room/Reception: 3.1m x 4m (10'1ft x 13'1ft)

Kitchen: 2.3m x 2.9m (7'5ft x 9'5ft)

Conservatory: 3m x 2.7m (9'8ft x 8'8ft)

First Floor Landing leads to;

Bedroom One: 3.6m x 4.2m max (11'8ft x 13'7ft max)

Bedroom Two: 3.1m x 4m (10'1ft x 13'1ft)

Bedroom Three: 2.3m x 2.9m (7'5ft x 9'5ft)

External:

The front comprises of a paved driveway mature shrubbery leading to the front porch and gated side access. A side pathway leads to the rear enclosed garden offering a raised seating area laid with patio and a flat garden laid to lawn benefitting a rear garden shed.

Property Overview

Number 8 sits proudly along Coed Celyn Road, offering attractive potential for personalisation or modernisation. It's layout and setting make it suitable for a wide range of buyers, from those seeking a long-term family home to those looking for a reliable investment in a consistently popular location.

The no-chain status adds further appeal, allowing buyers the freedom to move forward swiftly without delays typically caused by complex property chains.

Viewings are highly recommended to appreciate this property and its potential, call and schedule yours now!

Viewings:

Prior to viewing: We encourage you to explore all marketing materials provided. Examine the floorplan, dimensions, video, and map. If possible, we also suggest driving by the property or using Google Street View to ensure the property and area match your wants and needs. Some of our clients may ask that only proceedable buyers, those who are under offer or have no related sale, request viewings. If you'd prefer a more modern approach, we also offer virtual viewings. Just let us know if that works better for you!

Property Information:

All measurements, floorplans, and land plans are there to give a broad view, and are approximate. While we've done our best to make sure everything is accurate, we recommend double-checking the details with your solicitor. We haven't tested any of the services or appliances, therefore we cannot guarantee they're in working order. The photos are for marketing purposes only, please don't assume that everything you see is included with the property. Some fixtures and fittings may also be available by separate negotiation. We're committed to ensuring you have all the information needed to make an informed decision when buying a property. However, it's essential that all details are verified by your solicitor, and everything we've provided is given in good faith, based on information from the Land Registry and our sellers.

Services:

From time to time, we might recommend third-party services such as mortgages, legal advice, or surveys. In most cases, we don't get any financial incentives for doing this, but there may be a few instances where we do. Rest assured, anyone using a recommended provider won't receive preferential treatment and it won't affect their position or priority over other interested buyers. Their choice is always their own.

Key Features

- Quote reference DS1317 when enquiring
- 3 Bedrooms
- Desirable residential location
- Ideal family home or Investment
- Freehold
- No Chain
- Driveway
- Near popular landmarks such as Swansea Bay beachfront & Clyne Gardens
- Easy access to Swansea City, Mumbles & Gower

