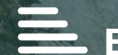




8 Coedcelyn Road
Sketty, Swansea, SA2 8DS
Offers Over £300,000



8 Coedcelyn Road

Sketty, Swansea, SA2 8DS

Traditional THREE BEDROOM semi-detached home in Sketty with NO CHAIN! This charming property features a front driveway providing convenient off-road parking and a rear garden, ideal for family life. The ground floor comprises TWO RECEPTION ROOMS, a fitted kitchen and a CONSERVATORY. The practical layout offers ample space for modern families and also for entertaining. The conservatory is open to the dining room, which provides an open, sociable space for larger gatherings and blends indoor/outdoor living, an essential factor during warmer summer months. The first floor features three bedrooms and a contemporary marble effect bathroom, with a large loft space (with ladder) for storage, accessible from the landing. Fresh neutral decor, new carpets, full pvcu double glazing and gas central heating.

Situated in a fantastic location, it's within easy reach of shops and amenities in Sketty, Singleton Hospital, Swansea University, Clyne Valley Woodland Park and the seafront promenade. A superb spot for those seeking a safe, family friendly neighbourhood with convenient access to services and coastal charm. Call to view now!

Porch

7'0" x 3'2" (2.15 x 0.99)

Double glazed entrance porch with tiled flooring.

Hallway

14'2" x 6'3" (4.33 x 1.91)

Entrance area, open to the living room, with PVCu front door, fitted carpet and understairs cupboard.





Living Room

11'11" x 10'4" (3.65 x 3.17)

Open to the entrance area, with fitted carpet, radiator, electric fireplace & surround, ceiling rose and PVCu bay windows.

Dining Room

13'3" x 10'5" (4.04 x 3.18)

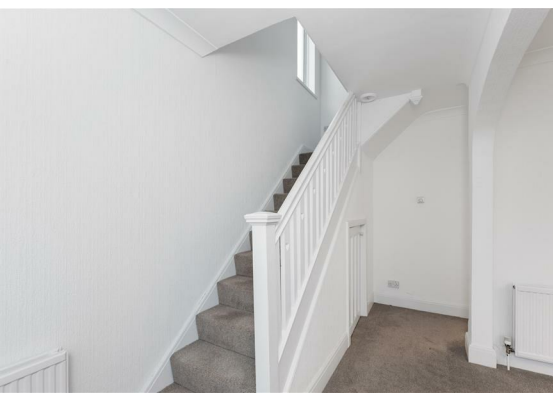
Fantastic dining room with a sociable open plan arrangement. With fitted carpet, radiator and open to both the kitchen and conservatory.



Kitchen

9'8" x 7'8" (2.97 x 2.34)

Fitted kitchen comprising a range of wall & base units in a soft cream palette, including an integrated fridge freezer and with space for several appliances. PVCu windows to the garden and tiled flooring - Open to the dining room.



Conservatory

9'10" x 9'7" (3.00 x 2.94)

Full pvcu double glazing and tiled flooring, opens to the patio area. Open to the dining room.

Landing

6'2" x 4'11" (1.90 x 1.51)

Landing space with fitted carpet, PVCu window and loft hatch.

Bathroom

7'3" x 6'2" (2.22 x 1.88)

Contemporary bathroom in a monochrome marble effect design, featuring PVCu windows, heated towel rail, shower over bath, sink & WC.

Bedroom One

14'1" x 12'0" (4.30 x 3.66)

Spacious double bedroom, with fitted carpet, radiator and pvcu windows to the front aspect.

Bedroom Two

13'1" x 10'5" (4.01 x 3.19)

Second generous double bedroom featuring fitted carpet, radiator and pvcu windows to the rear aspect.

Bedroom Three

9'9" x 7'9" (2.99 x 2.37)

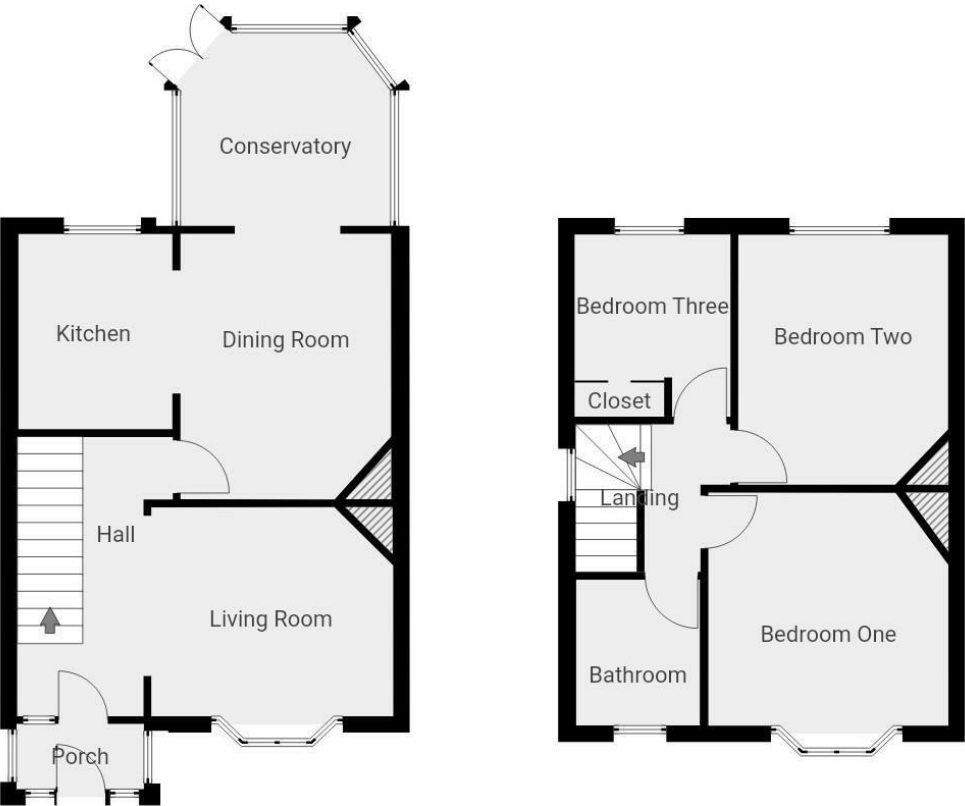
Third bedroom comprising fitted wardrobe, carpet, radiator and pvcu windows to the rear aspect.

External and Location

The property features a front driveway, gated access to the rear garden, a patio and a lawn, highly suited to family life and ideal for children & pets to play and explore, with the patio providing a space for dining outside & entertaining. Situated in Sketty, the location enhances this lifestyle, offering close proximity to local amenities, the tranquil beauty of Clyne Valley Country Park & Singleton Park and easy access to Singleton Hospital, Swansea University and the seafront promenade. This makes it an excellent choice for families, professionals and those who value a vibrant yet peaceful community with urban conveniences and natural attractions on their doorstep.



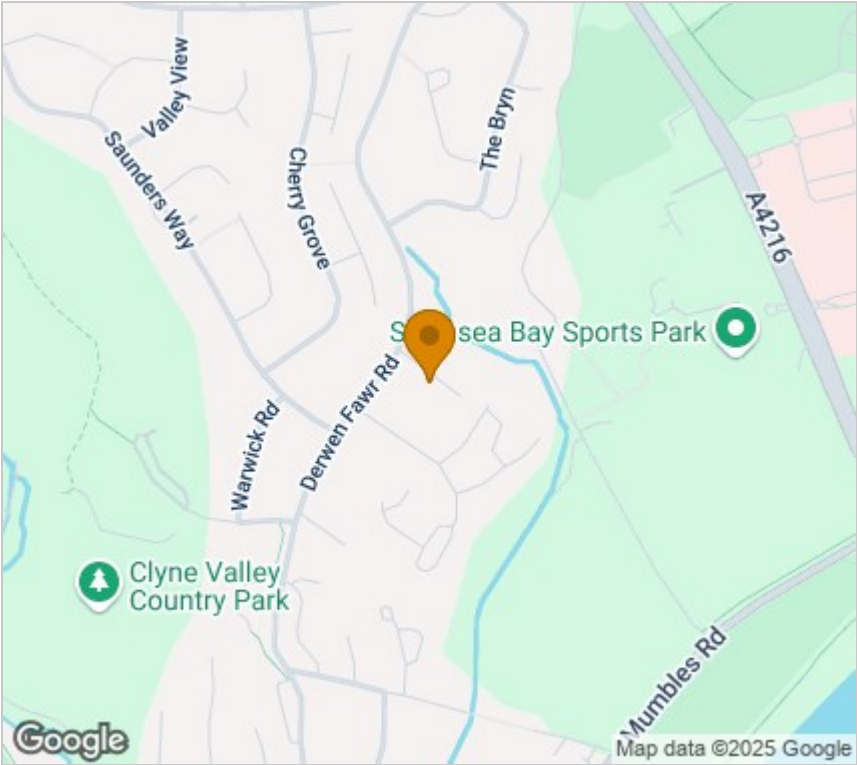
Floor Plan



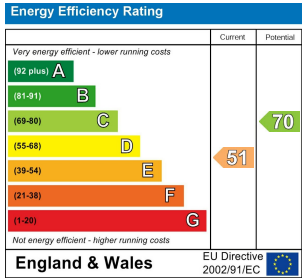
Viewing

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

Area Map



Energy Efficiency Graph



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

