



17 Vivian Road, Swansea, SA2 0UJ

Offers Over £190,000

Charming TWO-BEDROOM mid-terrace home on Vivian Road, Sketty with NO CHAIN. Offering a spacious layout, ideal for first-time buyers or those looking to downsize. The ground floor features a front-aspect living room, a dining room/study, kitchen, bathroom and a versatile conservatory, ideal as a utility room and providing valuable extra space. On the first floor, there are two double bedrooms, with the main benefiting from fitted wardrobes. Gas central heating and full PVCu double glazing ensure comfort and energy efficiency throughout.

Externally, the property enjoys an enclosed garden with a lawn and a neat patio area – perfect for dining al fresco or for children to play. To the rear, a gated parking area provides space for two vehicles, a rare and convenient feature in this area. Situated in the popular Sketty area, a welcoming, family-friendly neighbourhood known for its strong sense of community and safe, residential feel. The home is close to local amenities, schools, vibrant green spaces, such as Singleton Park and offers easy commuting to Singleton Hospital, Swansea University and the city centre. And with the Swansea promenade also just a short distance away, it offers the perfect balance of coastal living and everyday convenience, making it a wonderful place to call home. Call to view now!

Living Room

14'7" x 12'8" (4.45 x 3.88)

Spacious & inviting living room featuring fitted carpet, recessed spotlights, pvcu double glazed window & front door and opening to the dining area/study.

Dining Area/Study

14'6" x 7'7" (4.43 x 2.33)

Versatile space currently used as an office, with fitted carpet, radiator, fitted shelves, pvcu windows and staircase to the first floor.

Kitchen

9'5" x 7'1" (2.88 x 2.18)

Comprising a range of wall & base units, worktops, stainless steel sink, oven, hob & extractor. With tiled flooring and doors to the bathroom & conservatory.

Bathroom

7'1" x 5'9" (2.16 x 1.77)

Modern bathroom with pvcu windows, radiator, tiled flooring, shower over bath, sink & wc.

Conservatory

15'9" x 6'8" (4.82 x 2.04)

Versatile pvcu conservatory, providing valuable space & storage, with tiled flooring and door to the garden.

Bedroom One

11'10" x 11'3" (3.62 x 3.45)

Spacious double bedroom featuring fitted wardrobes that run the full width of the room, carpet, radiator and pvcu windows to the front aspect.

Bedroom Two

11'8" x 8'3" (3.57 x 2.52)

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

External & Location

Externally, the property benefits from a fully enclosed rear garden, arranged with a lawn and a neat patio area, ideal for outdoor dining, entertaining and also providing a safe & secure space for children or pets to play & explore. To the rear, a gated parking area offers off-road space for two vehicles, a rare and highly convenient feature within this sought-after location.

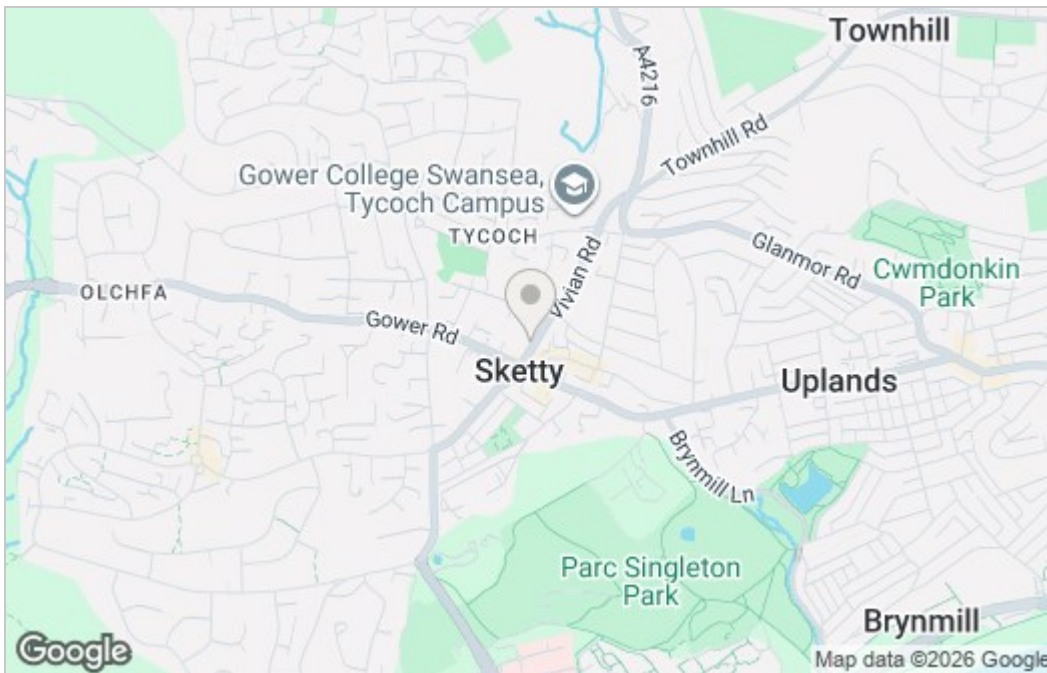
Situated in the ever-popular Sketty area, the property enjoys excellent access to a wide range of local amenities,

well-regarded schools and vibrant green spaces including Singleton Park. It is ideally positioned for easy commuting to Singleton Hospital, Swansea University and Swansea city centre, while the scenic Swansea promenade is also just a short distance away, offering an enviable coastal & practical lifestyle.

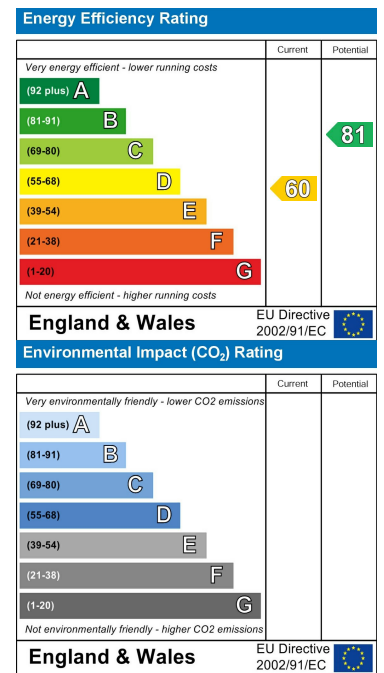
Floor Plan



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

