



**40 De La Beche Road**  
, Sketty, SA2 9AR  
**£350,000**

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## 40 De La Beche Road , Sketty, SA2 9AR

RECENTLY REFURBISHED FOUR BEDROOM end terrace home with NO CHAIN. Featuring a traditional layout with high ceilings, full PVCu double glazing, warm oak woodwork and gas central heating. The property has been renovated throughout and features fresh decor and contemporary fixtures. A beautiful oak staircase sits at the heart of the entrance hall, creating an immediate focal point. There are TWO RECEPTION ROOMS, one with pvcu bay windows to the front aspect and one with pvcu patio doors to the garden -both allowing plenty of natural light to flow through the ground floor. The contemporary kitchen is finished in dove grey & centred around a dining island, providing a practical space for everyday cooking, dining and entertaining. To the rear is a useful UTILITY AREA, a VERSATILE OFFICE SPACE, ideal for home working and a convenient ground floor WC. The first floor landing leads to the FAMILY BATHROOM and four bedrooms, including a main bedroom with an EN-SUITE.

The rear garden is spacious and provides a blank canvas for future landscaping or personal design. Currently arranged with a courtyard seating area and lawn, it also benefits from parking accessed from the rear lane via a secure up-and-over door. Located in Sketty, known for its strong community feel and excellent amenities. Shops, cafes, medical services and well-regarded schools are all within easy reach, while the open green spaces of Singleton Park provide the perfect setting for walking, running or relaxed family time outdoors. The home is also conveniently positioned for Singleton Hospital and Swansea University, making it a practical choice for families, professionals and those seeking a well-connected yet established residential setting. Call to view now!

**Entrance**  
4'0" x 3'10" (1.24 x 1.19)





**Hallway**  
21'10" x 5'10" (6.68 x 1.79)

**Living Room**  
14'10" x 11'2" (4.53 x 3.41)

**Dining Room**  
12'9" x 12'3" (3.90 x 3.74)

**Kitchen Diner**  
16'4" x 11'6" (5.00 x 3.51)

**Utility Room**  
11'5" x 7'10" (3.48 x 2.41)

**Office**  
7'11" x 7'10" (2.42 x 2.41)

**Landing**  
14'2" x 12'7" widest (4.32 x 3.86 widest)

**Bathroom**  
8'0" x 6'2" (2.44 x 1.90)

**Bedroom One**  
13'1", 39'4" x 11'9" (4.12 x 3.60)

**En-Suite**  
7'9" x 3'11" (2.37 x 1.20)

**Bedroom Two**  
13'2" x 13'0" (4.03 x 3.97)

**Bedroom Three**  
11'3" x 10'5" (3.43 x 3.20)

**Bedroom Four**  
11'2" x 8'6" (3.42 x 2.61)

**External & Location**



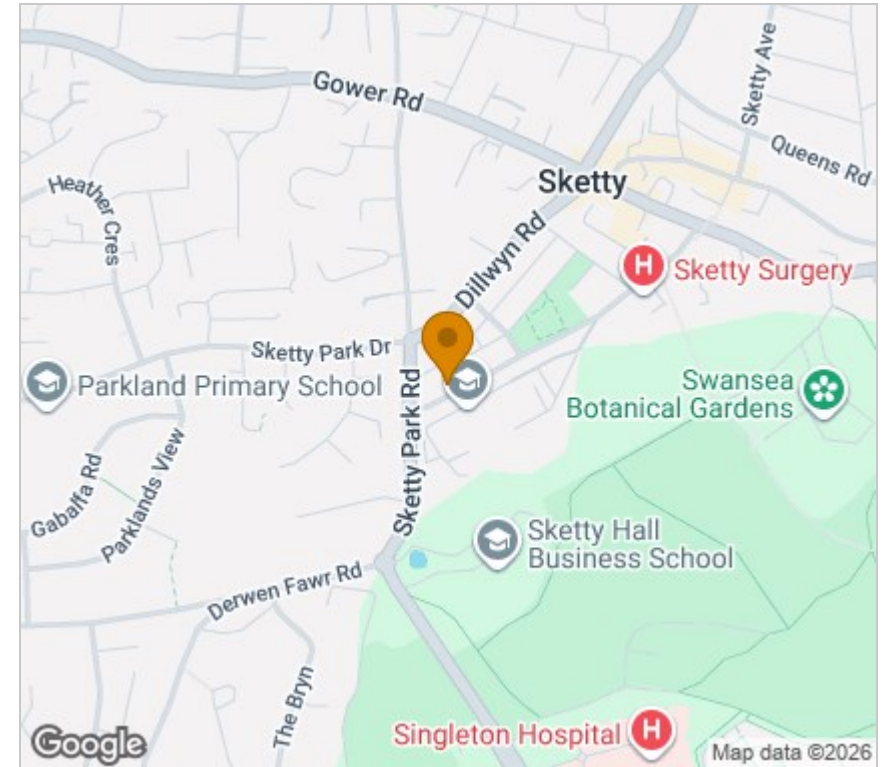
## Floor Plan



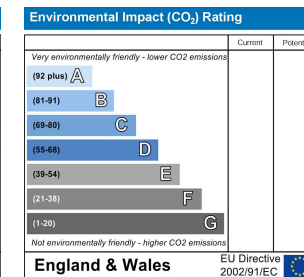
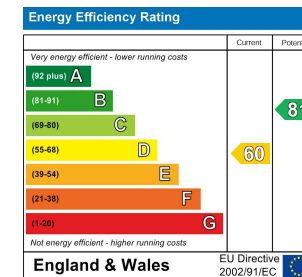
## Viewing

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.

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