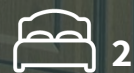




**3 Oaktree Avenue**  
, Sketty, SA2 8LL  
**£1,000 PCM**



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The logo for SMITHS, featuring a stylized house icon above the word "SMITHS" in a bold, sans-serif font.



### 3 Oaktree Avenue , Sketty, SA2 8LL

A FULLY FURNISHED 2 BEDROOM END LINK HOME with an ENCLOSED GARDEN and located within close proximity of SWANSEA UNIVERSITY SINGLETON CAMPUS AND SINGLETON HOSPITAL.

With Street Parking at the front of the Property steps lead down to the Front Door which opens into the Hallway which in turn leads to the Fitted Kitchen which has an Integrated Oven, Washing Machine and Fridge Freezer. The Lounge Dining Room is at the Rear of the Property with Patio Doors opening onto the Enclosed Back Garden. The Two Double Bedrooms are located on the First Floor along with the Family Bathroom which has an Over Bath Shower. Additional benefits include Gas Central Heating, Downstairs Cloakroom/WC and close proximity to Main Transport Routes.

AVAILABILITY IS IMMEDIATE AND FOR VIEWINGS PLEASE CALL SMITHS SALES & LETTINGS LIMITED  
COUNCIL TAX BAND C

**Kitchen**  
9'1" x 10'5" (2.79 x 3.20)

**Lounge**  
15'10" x 15'8" (4.85 x 4.80)

**Bedroom One**  
9'8" x 15'8" (2.95 x 4.80)

**Bedroom 2**  
12'5" x 8'7" (3.81 x 2.64)

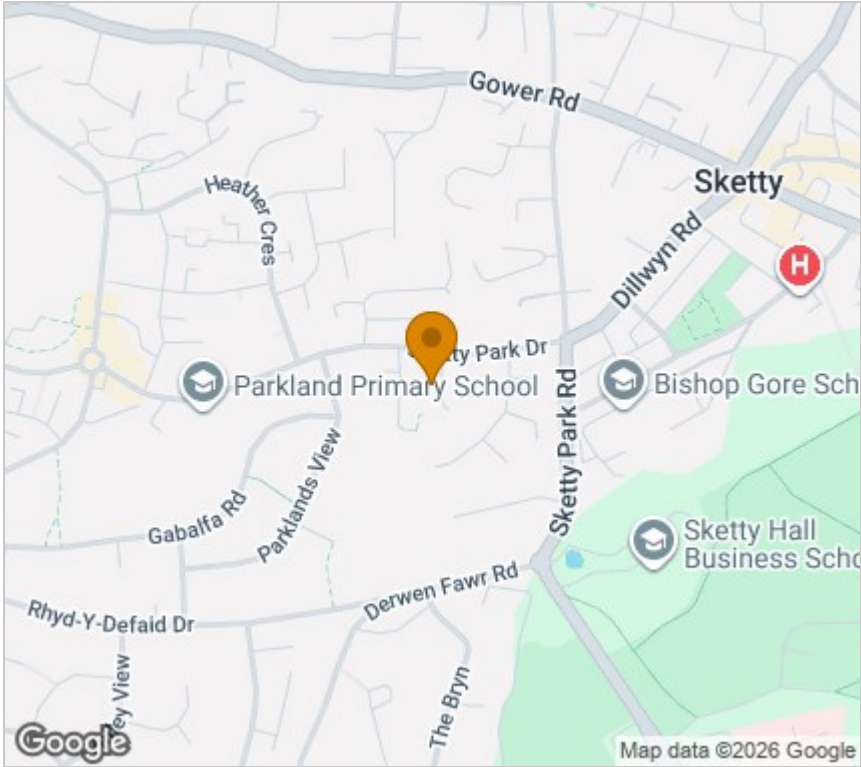




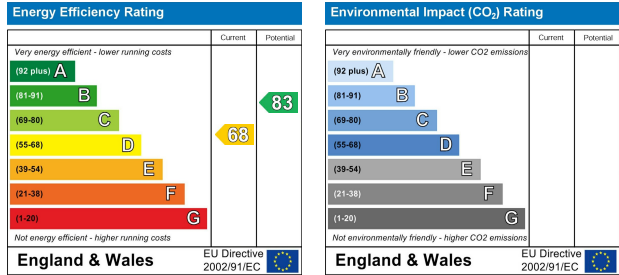


Floor Plan

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  
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