



81 Huntingdon Way, Sketty, Swansea, SA2 9HN

Asking Price: £364,950

- A Beautiful Bright And Light Detached Family Home
- Four Bedrooms
- Modern Fitted Kitchen With Utility Room
- Fantastic Mumbles Head And Sea Views
- Two Reception Rooms
- Popular And Sought After Residential Area
- South Facing
- A Must See Property



Entrance

Entered via double glazed front door to:-

Porch

With Beech flooring, double glazed window to side aspect, inner half glazed door to lounge and further door to:-

Cloakroom

A two piece suite comprising low level W.C, wash hand basin, laminate flooring and double glazed frosted window to front aspect.

Open Plan Lounge

A comfortable light and airy family lounge open plan effect with staircase giving access to the first floor, beech wood flooring, fitted coal effect gas fire within wooden surround and marble hearth, textured ceiling, double glazed window to front aspect, door to kitchen and double doors that open onto:-

Sun Lounge

A fantastic and light filled entertaining room with feature pine panel vaulted ceiling with two Velux roof windows, beech wood flooring, a selection of fitted base storage units with solid oak work surface space and double glazed French doors that open onto rear garden.

Kitchen

An extremely well presented and modern fitted kitchen with a good selection of matching base and wall units in white with chrome handles, solid wood work surfaces and preparation area incorporating feature Belfast sink, tile effect ceramic flooring, Cuisine Master dual oven with grill and induction hob with glass and stainless extractor canopy over, breakfast bar, tiled walls, inset spot lighting, integrated dish washer double glazed window to front aspect and opening to:-

Utility Room

With continued tiled flooring, a further selection of fitted base storage units with solid wood work surface space and preparation area, double glazed window to rear aspect, two built in cupboard spaces one housing vent for tumble drier and door to:-

Office/Study

A handy room and space suitable for many uses (used to be a shower room that could easily be converted back), currently used as a work studio and office space, small window to rear aspect.

First Floor Landing

With attic hatch, built in airing cupboard space housing boiler (supplying domestic hot water and gas central heating) double glazed window to front aspect giving sea views and doors to:-

Master Bedroom

With fitted wardrobes, textured ceiling and double glazed window looking onto rear garden.

Bedroom Two

With double glazed window to rear.



Bedroom Three

With double glazed window to front aspect giving open aspect and stunning sea views.

Bedroom Four

With built in storage cupboard space and double glazed window to front aspect with stunning sea views.

Family Bathroom

A three piece suite comprising panel bath with electric shower over with glazed side screen, low level W.C, wash hand basin, fully tiled walls, ceramic tile flooring, heated towel rail and double glazed frosted window to rear aspect.

External

To the front of the property, there is a neatly presented block-paved driveway providing off-road parking and leading to a single garage. A small lawned area with attractive flower borders adds a touch of greenery, while a side gate offers access to the rear. The rear garden is enclosed and enjoys a good degree of privacy, featuring a spacious paved patio ideal for outdoor seating and entertaining. The garden is mainly laid to lawn, complemented by a feature decked area, perfect for relaxing or dining al fresco. Fenced and wall boundaries provide both security and seclusion, while practical additions include an outside tap, security lighting, and a purpose-built chicken run, making this garden both functional and versatile for a range of lifestyle needs.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your adviser.



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