

2 Eastbourne Grove, Sketty

£240,000

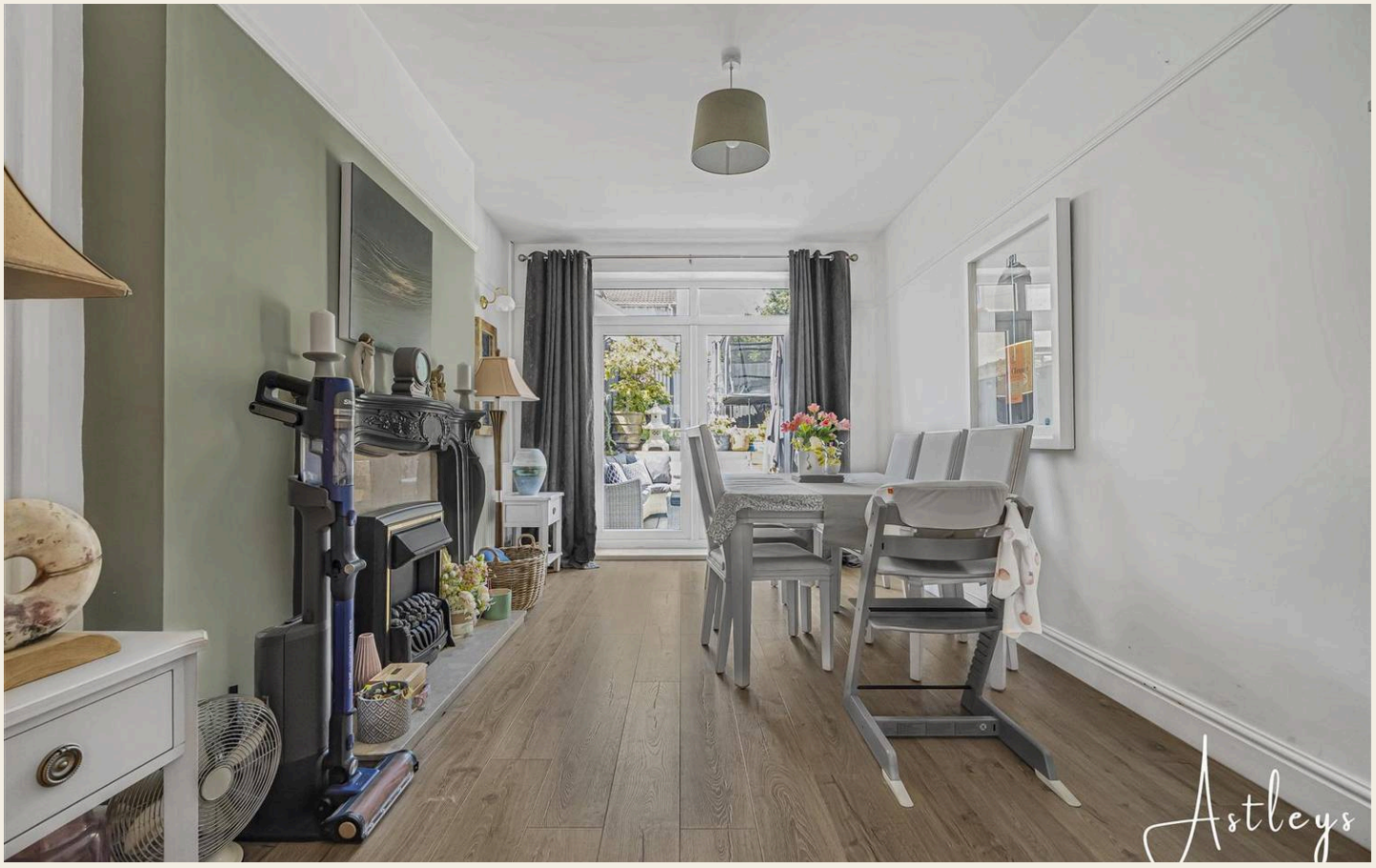
ASTLEYS
SALES AND LETTINGS



2 Eastbourne Grove

Sketty, Swansea

In the ever popular and highly sought after suburb of Sketty, this charming three bedroom terraced home offers spacious, well presented accommodation in an exceptional location, making it an ideal purchase for families, professionals and first-time buyers alike. The property welcomes you through an inviting entrance hall leading to a bright and spacious lounge, enhanced by a front facing bay window that fills the room with natural light. To the rear, the separate dining room features double doors opening onto a delightful patio, creating a seamless connection between indoor and outdoor living, perfect for relaxing during the warmer months. The fitted kitchen has access to a rear porch incorporating a useful utility area. Upstairs, the property offers three bedrooms together with a family bathroom. Situated in the heart of Sketty, the property enjoys excellent access to a wide range of local amenities. Within easy reach are the vibrant shops, cafés and restaurants of Sketty Cross and Uplands, highly regarded primary and secondary schools, Singleton Hospital, Swansea University, Singleton Park and the beautiful seafront promenade at Swansea Bay. The city centre is just a short drive away, while excellent public transport links and convenient access to the M4 motorway make commuting straightforward. Combining generous living space and an enviable location close to outstanding amenities, parks and coastal attractions, Eastbourne Grove presents an excellent opportunity to acquire a wonderful home in one of Swansea's most desirable residential areas.







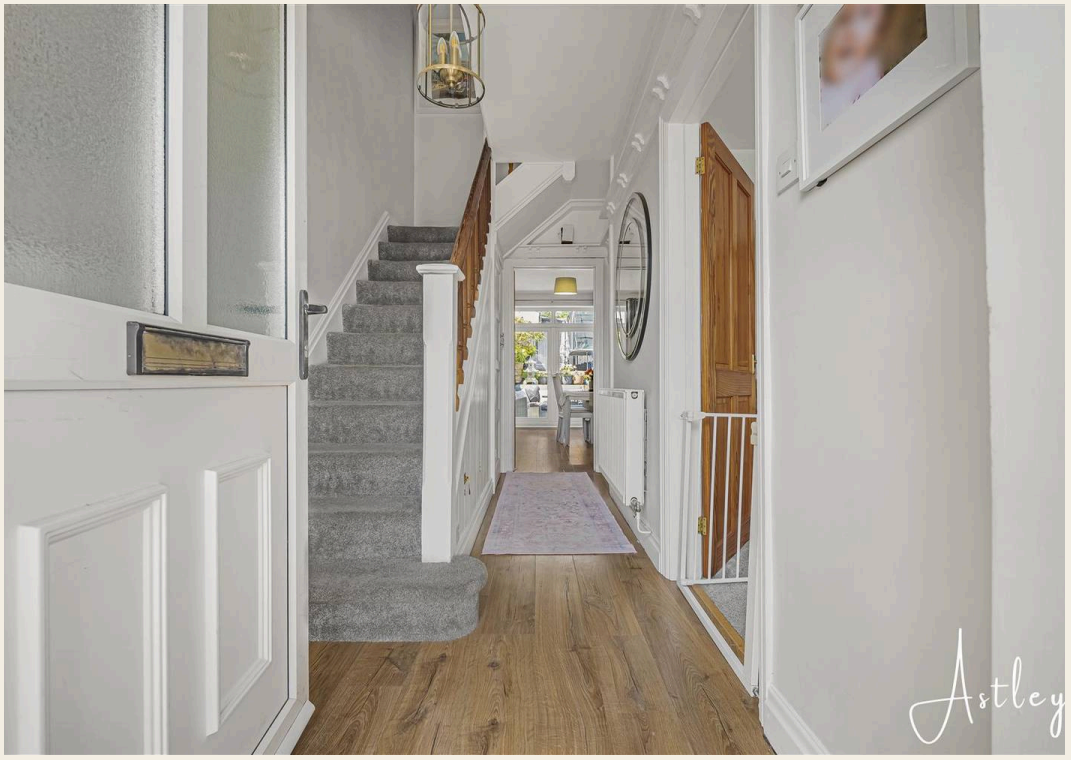
Ground Floor

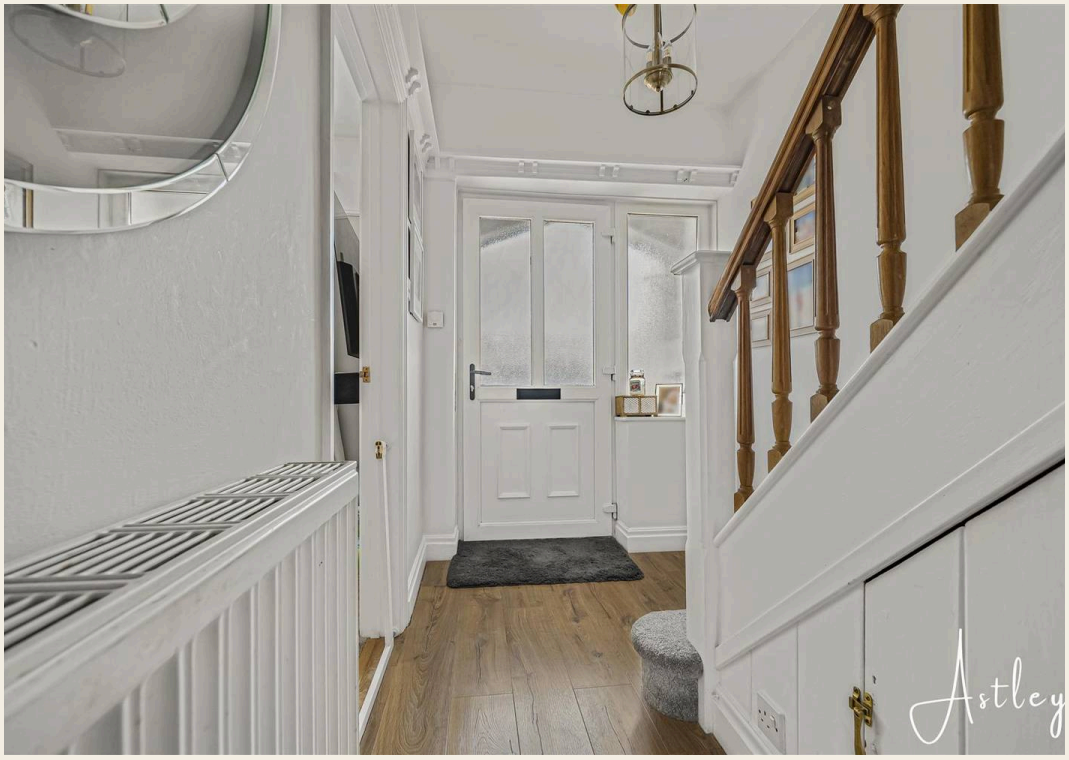
Hall
Dimensions: 5.24m x 1.80m (17'2" x 5'11"). Entrance door to front, laminate flooring, staircase to first floor, radiator.

Lounge
Dimensions: 3.72m x 4.61m (into bay) (12'2" x 15'1" (into bay). The bright and welcoming lounge is a delightful reception room, featuring a beautiful double glazed bay window to the front elevation that fills the space with an abundance of natural light. Character is added by an attractive picture rail and a feature gas fireplace with an inset and decorative surround, creating a charming focal point. A radiator completes this comfortable and inviting living space, perfect for relaxing with family and friends.

Dining Room
Dimensions: 4.29m x 3.07m (14'1" x 10'1"). The spacious dining room provides an excellent setting for both everyday family meals and entertaining guests. Featuring laminate flooring and a charming picture rail, the room also benefits from a feature electric fireplace with a decorative surround, creating a warm focal point and two radiators. Double doors open directly onto the rear patio, allowing natural light to flood the room and creating a seamless connection between the indoor and outdoor living spaces.

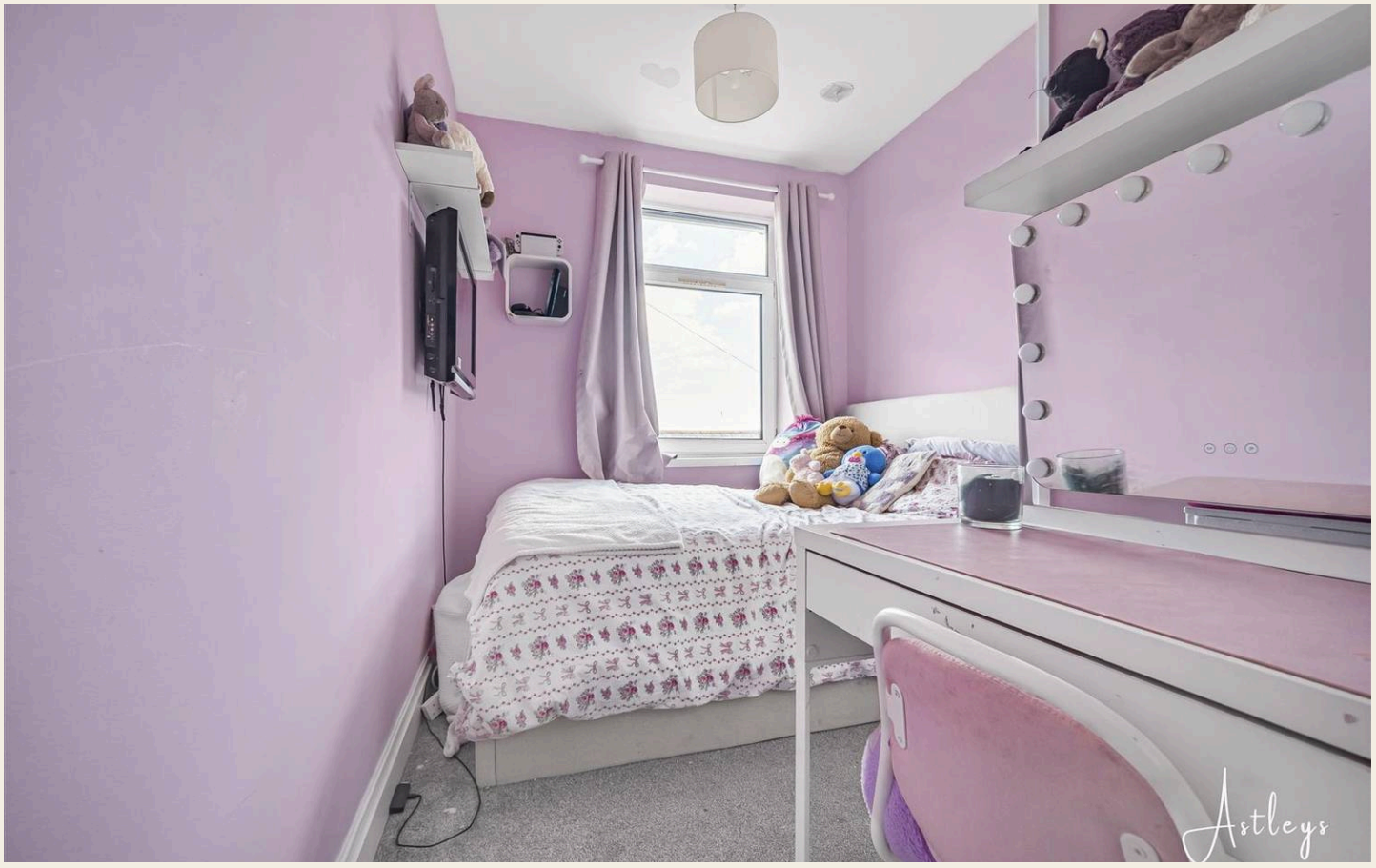
Kitchen
Dimensions: 2.97m x 3.77m (9'9" x 12'4"). Fitted with a range of wall and base units complemented by ample worktop space, offering both practicality and storage. It features a sink unit with tiled splashbacks, a built-in electric oven with a four-ring electric hob and extractor hood over, together with space for a fridge/freezer. A double glazed window to the rear enjoys pleasant views over the garden, while tiled flooring and a radiator complete the space. A door leads through to the rear porch/utility area, providing additional convenience and access to the garden.


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Astley


Astleys


Astleys







Rear Porch
Dimensions: 2.63m x 0.80m (8'8" x 2'7"). Adapted to create a practical utility area, providing additional space for laundry. It features plumbing for a washing machine, space for a tumble dryer and a wall-mounted boiler. A frosted double glazed side, tiled flooring, double glazed door provides access to the enclosed rear garden.

First Floor

Landing
Dimensions: 2.59m x 2.91m (8'6" x 9'7").

Bedroom 1
Dimensions: 4.62m (into bay) x 3.29m (15'1" (into bay) x 10'9. Double glazed bay window to front, picture rail, radiator.

Bedroom 2
Dimensions: 4.20m x 2.99m (13'9" x 9'10"). Double glazed window to rear, built-in wardrobes, radiator.

Bedroom 3
Dimensions: 3.77m x 2.30m (12'4" x 7'7"). Double glazed window to front, built-in cupboard, radiator.

Bathroom
Dimensions: 1.90m x 2.50m (6'3" x 8'2"). Three piece suite with comprising, bath with shower over, wash hand basin and WC. Part tiled walls, heated towel rail, tiled flooring, frosted double glazed window to rear.







External

To the front of the property, steps lead to the entrance door, bordered by a small lawned forecourt alongside a decorative stone area with attractive shrub and flower borders, creating a welcoming first impression. The enclosed rear garden has been thoughtfully arranged to provide a wonderful outdoor space. A generous paved patio, accessed directly from both the dining room via double doors and the rear porch, offers the perfect setting for outdoor dining and entertaining. Steps lead up to a lawned garden with a decorative stone area and raised flower beds, providing a pleasant and low-maintenance space to enjoy throughout the year.

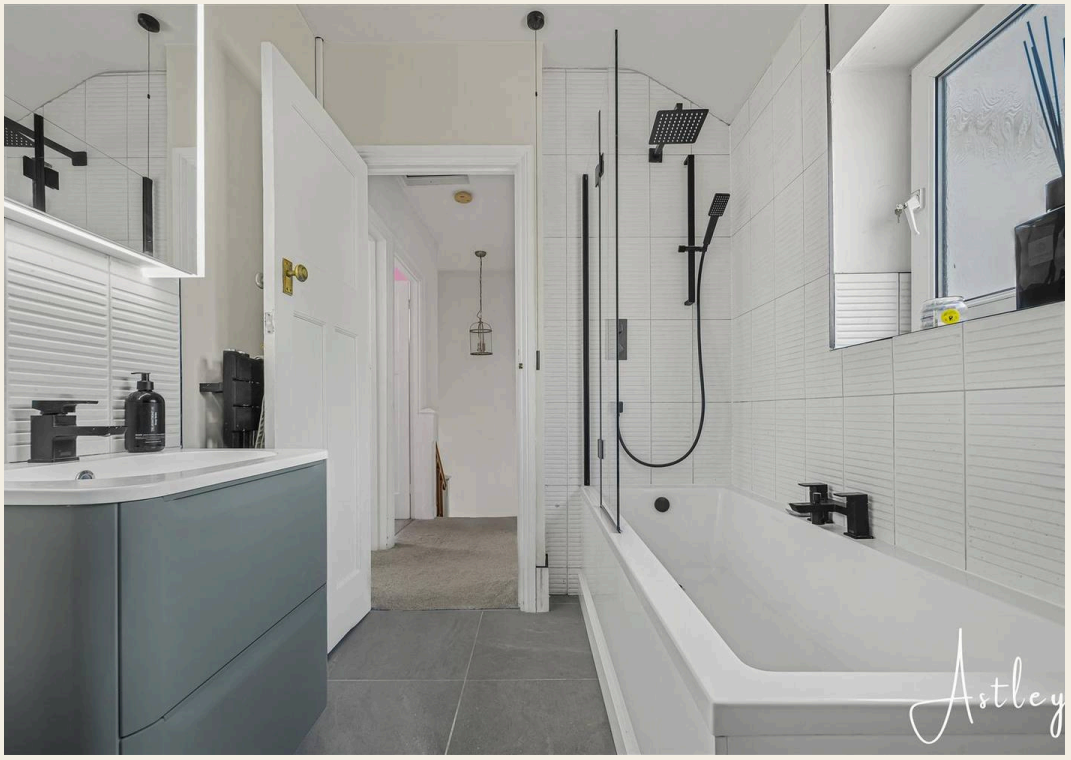
Rear Garden

Aerial Images

Agents Note

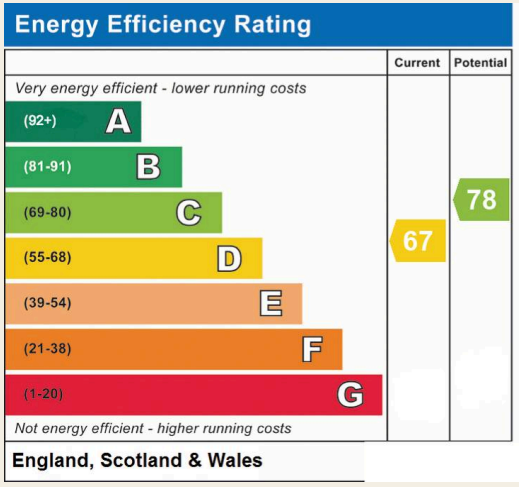
Tenure - Leasehold 999 years Lease Term Remaining 880 years

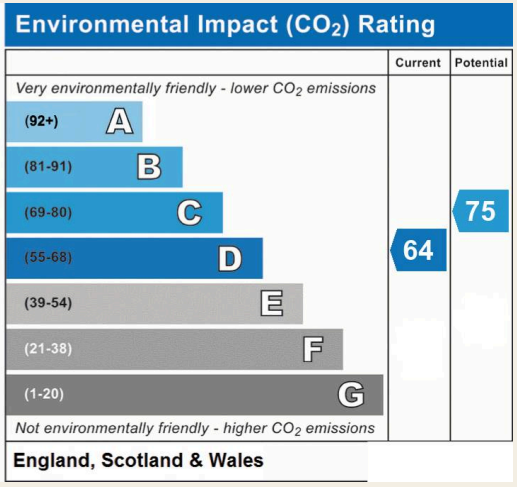
Ground Rent £6.15 per annum Services -






Ground Floor
Dining Room
4.29m x 3.07m
(14'1" x 10'1")
Rear Porch
Kitchen
Lounge
Hall
5.24m x 1.80m
(17'2" x 5'11")
First Floor
Bedroom 2
4.20m x 2.99m
(13'9" x 9'10")
Landing
Bathroom
1.90m x 2.50m
(6'3" x 8'2")
Bedroom 3
Bedroom 1
Total area: approx. 97.3 sq. metres (1047.3 sq. feet)


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
67
78
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
64
75
England, Scotland & Wales



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