

6 Gabalfa Road, Sketty

£325,000

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SALES AND LETTINGS



6 Gabalfa Road

Sketty, Swansea

Offered for sale with no chain, situated within the ever-popular and highly sought-after area of Sketty, this charming three-bedroom semi-detached property offers comfortable family living in a location renowned for its excellent amenities, well-regarded schools, and convenient transport links. Well maintained throughout, the accommodation comprises a welcoming entrance hallway, a spacious living and dining room and a fitted kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property continues to impress with a well-kept front lawn, driveway parking leading to the garage. The enclosed rear garden provides a wonderful outdoor retreat, featuring a generous patio area perfect for al fresco dining and summer gatherings, with steps leading to a beautifully maintained lawn bordered by mature shrubs and planting that offer privacy and year-round interest. Ideally positioned for access to a range of local amenities, highly regarded primary and secondary schools, parks, Singleton Hospital, Swansea University, Mumbles, and the M4 motorway, this property presents an excellent opportunity for families, professionals, and those looking to enjoy all that this desirable area has to offer.







Ground Floor

Hallway
Dimensions: 4.30m x 1.97m (14'1" x 6'6"). Entered via the front door into a welcoming entrance hall, featuring a staircase rising to the first floor, understairs storage cupboard. The space is finished with a fitted carpet and a radiator.

Living Room
Dimensions: 4.30m x 3.47m (14'1" x 11'5"). A bright and comfortable room featuring a double glazed window to the front aspect. The focal point is a gas fire with surround, fitted carpet and radiator.

Dining Room
Dimensions: 2.83m x 2.87m (9'3" x 9'5"). Door leading to rear garden, fitted carpet, radiator.

Kitchen
Dimensions: 2.83m x 2.66m (9'3" x 8'9"). Fitted with a matching base and wall level units with worktop space over, single stainless steel bowl sink, plumbing for washing machine, space for fridge and cooker with pull out extractor hood over. Double glazed window to rear, vinyl flooring, radiator.







First Floor

Landing
Dimensions: 2.05m x 2.07m (6'9" x 6'9"). Double glazed window to side, access to a large part-boarded loft with fitted loft hatch, fitted carpet.

Bedroom 1
Dimensions: 3.94m x 3.37m (12'11" x 11'1"). A double glazed window to the front aspect, a useful storage cupboard housing the boiler, along with a fitted carpet and a radiator.

Bedroom 2
Dimensions: 3.20m x 3.37m (10'6" x 11'1"). Double glazed window to rear, fitted carpet, radiator.

Bedroom 3
Dimensions: 2.71m x 2.07m (8'11" x 6'9"). Double glazed window to front, storage cupboard, fitted carpet, radiator.

Bathroom
Dimensions: 2.42m x 2.14m (7'11" x 7'0"). A fitted three piece suite comprising a bath with shower over, wash hand basin, and WC. The room is complemented by tiled walls and vinyl flooring, with a radiator and frosted double glazed window to the side.







GARDEN

To the front of the property there is a well maintained lawn area, alongside a driveway to the side providing off-road parking and leading to the garage. To the rear of the property, you'll find a beautifully maintained garden featuring a spacious patio area—perfect for outdoor dining or relaxing. Steps lead up to a well-kept lawn, bordered by a selection of mature shrubs.

Driveway

1 Parking Space

Garage

Single Garage

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D


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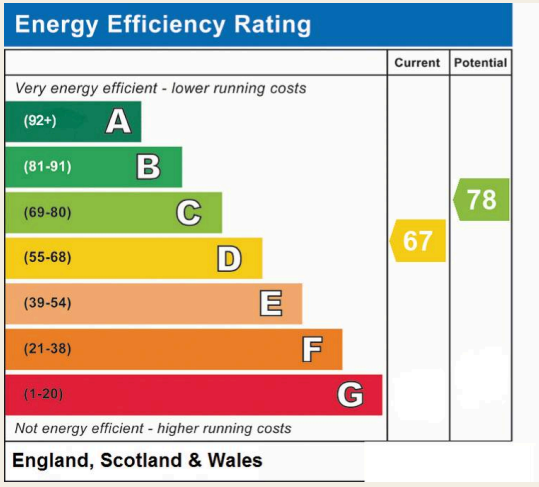

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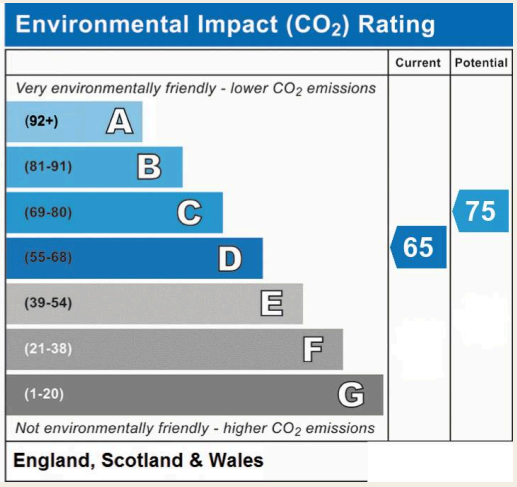

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Ground Floor
Kitchen
Dining Room
Living Room
Hallway
First Floor
Bathroom
Bedroom 2
Landing
Bedroom 1
Bedroom 3


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
65
75
England, Scotland & Wales



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