

**Auction**

## 5 bed detached house to buy in

Gower Road, Sketty, Swansea, Swansea,  
SA2 9HS

# £250,000

 Starting Bid

 x 5  x 2  x 3

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Ideal Development Opportunity
- ✓ No Chain
- ✓ Property full of original features
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: F
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

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Branch Manager  
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A rare and exciting opportunity to acquire a substantial semi-detached residence occupying an impressive plot of approximately 9,634 sq. ft. in one of Sketty's most sought-after locations. Extending to approximately 2,680 sq. ft., this distinguished home now requires comprehensive renovation, presenting an exceptional blank canvas for developers, investors, or buyers seeking to create a truly outstanding family home. The generous plot, sizeable accommodation and detached rear garage offer outstanding scope for redevelopment, extension or reconfiguration, subject to the necessary planning consents. Opportunities of this scale and potential in such a prestigious location are becoming increasingly scarce.

Set on Gower Road, this substantial semi-detached property presents an exceptional opportunity to restore, redesign or redevelop a home of considerable scale within one of Swansea's most established residential locations.

Offering a large floorpan of internal accommodation, the property requires full modernisation throughout together with potential structural repairs, making it ideally suited to experienced developers, investors or ambitious purchasers looking to create a bespoke family residence. The generous proportions provide remarkable flexibility for redesign, allowing the next owner to maximise both the living accommodation and overall value.

Occupying an impressive plot of approximately 9,634 sq. ft., the property enjoys extensive outdoor space rarely found in such a central and convenient location. The sizeable grounds offer exciting possibilities for landscaping, extension or further enhancement, subject to the relevant planning permissions.

To the rear stands a large detached garage which, whilst requiring structural attention, provides further development potential and could be repurposed into a workshop, home office, studio or ancillary accommodation, subject to the necessary consents.

Properties of this size, standing and potential are seldom available within Sketty, offering purchasers the opportunity to create a landmark home tailored to modern family living or to undertake a rewarding development project in a highly desirable setting.

Situated on the prestigious Gower Road, the property enjoys an enviable position within the heart of Sketty, one of Swansea's most desirable residential locations. The area is renowned for its excellent selection of highly regarded schools, including Olchfa Comprehensive School, together with nearby independent schooling options, making it particularly attractive to families.

A wide range of local shops, cafés, restaurants and everyday amenities can be found within Sketty Cross, while Swansea City Centre, Singleton Hospital and Swansea University are all within easy reach. Excellent transport links provide convenient access to the city, the M4 motorway and surrounding areas.

The world-renowned Gower Peninsula, Britain's first designated Area of Outstanding Natural Beauty, lies just a short drive away, offering spectacular beaches, coastal walks and outdoor pursuits. Combining an exceptional location with outstanding development potential, this property represents a rare opportunity to create a truly remarkable home in one of Swansea's most sought-after addresses.

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £250,000

Property Type: Detached House

Parking: Driveway & Garage

Year built: 1920

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92-100) <b>A</b>                           |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            |         |                                                                                                               |
| (55-68) <b>D</b>                            |         | 64                                                                                                            |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            | 27      |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

Gower Road, Sketty, Swansea, Swansea, SA2 9HS

Contact your local branch today for more information on this property:

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