

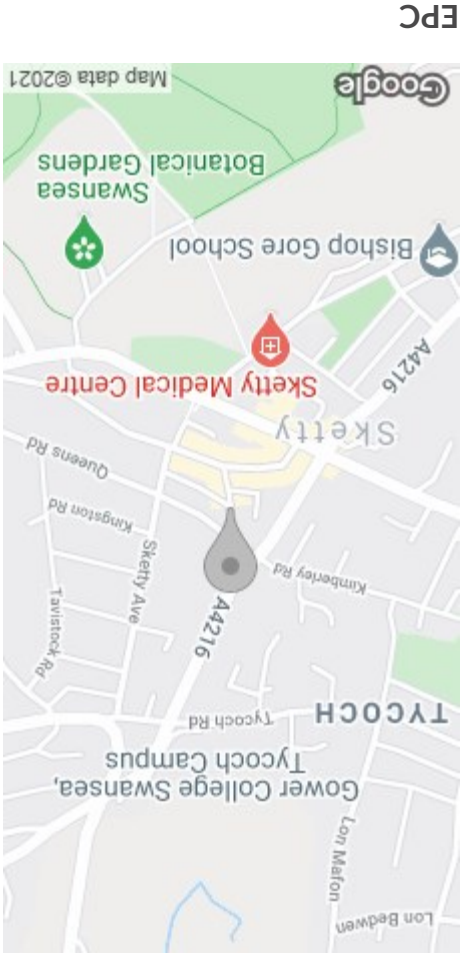
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 Dawson's Property

FLOOR PLAN



AREA MAP



5 Frogmore Avenue
 Sketty, Swansea, SA2 9DJ
 Asking Price £179,950



GENERAL INFORMATION

Offering great potential to modernise this deceptively spacious three storey traditional mid terrace property is set right at the heart of the desirable and sought after area of Sketty. Offering convenient living being within walking distance of local shops, amenities and a regular bus service. This well proportioned home is arranged over three levels comprising to the ground floor lounge and sitting room, the lower ground level enjoys a good size kitchen/breakfast room, dining room and bath/shower room and the first floor offers three bedrooms. Benefits include Upvc d/g, gas c/h, built in storage space, a sizeable rear garden and an attractive open outlook over Sketty to rear. With easy access to Singleton hospital, Swansea University, Singleton park and the sea front. An ideal investment purchase, first time buy or family home with no upward chain involved. EPC = E.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE

Enter via Upvc double glazed obscured glass panel door into:

PORCH

3'1" x 3'0" (0.952m x 0.930m)
Coving, tiled flooring, door into:

HALLWAY

Coving, plate rack, staircase to first floor, staircase down to lower ground floor, radiator, doors off to:



LOUNGE

13'4" (max) x 13'3" (into bay)
(4.074m (max) x 4.055m (into bay))

Upvc double glazed bay window to front, coving, alcoves, feature fire surround, radiator.

SITTING ROOM

11'4" x 10'4" (min) (3.46m x 3.150m (min))

Upvc double glazed window to rear overlooking garden, coving, alcoves, wall mounted gas fire with tiled surround, radiator.

LOWER GROUND FLOOR

HALLWAY

Under stairs storage cupboard, wall mounted gas boiler, Upvc double glazed obscured glass panel door to side leading out to rear garden, doors off to:

KITCHEN/BREAKFAST ROOM

15'3" x 10'7" (4.651m x 3.227m)
Fitted with a range of wall and base units incorporating work surface over, set in 1 1/2 bowl sink and drainer with mixer tap, built in electric oven, set in four ring gas hob with extractor hood over, plumbed for washing machine and dishwasher, built in storage cupboards, extractor fan, splash back tiles, Upvc double glazed window and obscured glass panel door leading out to front, radiator, vinyl floor covering.

DINING ROOM

11'4" (max) x 10'2" (min) (3.471m (max) x 3.109m (min))
Upvc double glazed window to rear overlooking garden, picture rail, gas fire with hearth and ornate surround, radiator.

BATH/SHOWER ROOM

8'5" x 6'4" (2.580m x 1.940m)
Four-piece suite comprising low level WC, pedestal wash hand basin, set in bath with mixer tap and corner shower unit with mixer shower over, coving, part tiled wall, Respatex wall panelling, Upvc double glazed obscured glass window to rear, two radiators, vinyl floor covering.

FIRST FLOOR

LANDING

Split level landing, airing cupboard with radiator, doors off to:

BEDROOM ONE

11'3" (max) x 10'4" (min) (3.449m (max) x 3.156m (min))

Upvc double glazed window to rear enjoying an open outlook over Sketty, built in storage cupboard, radiator.

BEDROOM TWO

10'9" x 8'4" (3.292m x 2.551m)
Upvc double glazed window to front, coving, built in storage cupboard, alcove with shelving, radiator.

BEDROOM THREE

10'10" x 7'1" (3.305m x 2.172m)
Upvc double glazed window to front, coving, radiator.

EXTERNAL

FRONT

Gated access into a low maintenance front courtyard with steps leading down to lower ground level entrance door. Door into main entrance.

REAR

A good size rear garden laid to lawn with patio seating area.