

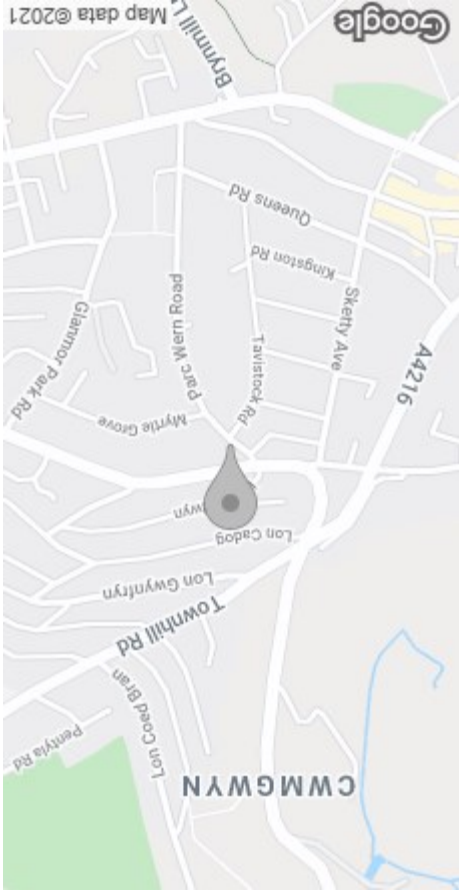


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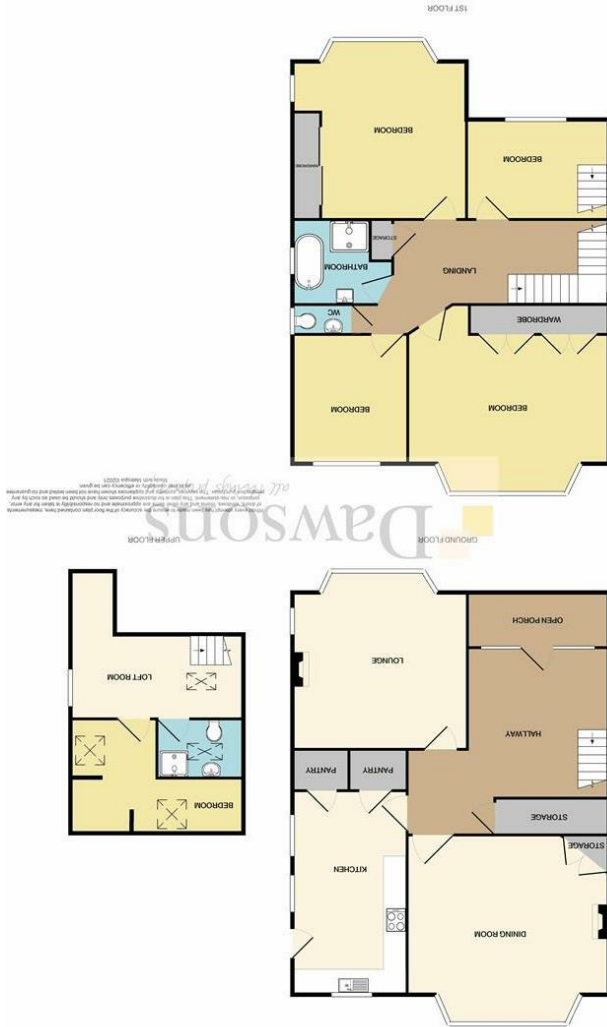
Energy Efficiency Rating	
Current	Potential
A	A
B	A
C	A
D	A
E	A
F	A
G	A

England & Wales  
 EU Directive 2002/91/EC  
 Max energy demand - lower values are better  
 Max energy demand - higher values are worse

EPC



AREA MAP



FLOOR PLAN



82 Parc Wern Road  
 Sketty, Swansea, SA2 0SQ  
 Asking Price £430,000



## GENERAL INFORMATION

Deceptively spacious traditional style detached family home situated at the heart of Sketty. It briefly comprises welcoming hallway, lounge, dining room & kitchen/diner to g/f, three bedrooms, bathroom, separate wc, & study to f/f along with a staircase from the study leading up to the upper floor with shower room & bedroom. Benefits include partial hardwood triple glazing & upvc double glazing, original solid wooden features, log burner, original fireplaces, stain glass, built in storage facilities, block paved driveway leading to single garage with electric remote controlled door, beautifully kept laid to lawn front garden with an abundance of floral bushes offering privacy, fully enclosed rear garden with utility area & summer house. It offers easy access to local amenities, Sketty Cross, Singleton Hospital & Park, Swansea Uni, Uplands & the Sea Front. Within great school catchments & would make an ideal family home. Viewing advised to admire this wonderful property's impressive size, great condition & ideal location. EPC - TBC

## FULL DESCRIPTION

### Entrance

Enter via original hardwood double glazed stain glass door and windows into:-

### Hallway

Pleasant wooden ceiling beams, staircase to first floor, original plate rack, large built-in under stair storage cupboard, radiator, parquet flooring, original wooden doors off to:-

### Lounge

15'7" x 14'6" (4.75m x 4.43m)

Original hardwood stained glass triple glazed bay window to front, coving, picture rail, set in log burner with tiled hearth, brick backdrop and marble effect surround, original wooden triple glazed window to side, radiator

### Dining Room

16'4" x 12'5" (4.98m x 3.79m)

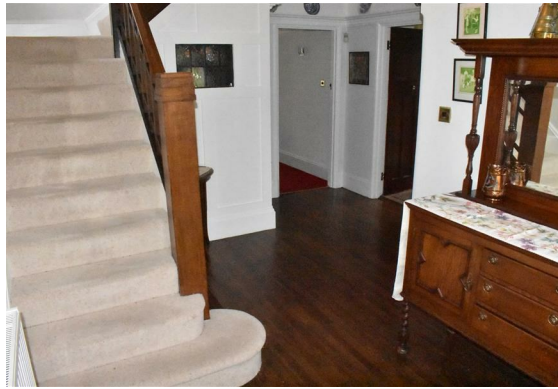
Original hardwood stain glass triple glazed window bay window to rear, wooden ceiling beams, original plate rack, built in corner glass cabinet, original feature fireplace with tiled hearth, backdrop and impressive wooden decorative surround, radiator

### Kitchen/Diner

19'5" x 10'9" (5.92m x 3.28m)

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer, two integrated ovens, four ring gas hob with extractor hood over, freestanding dishwasher, freestanding tall fridge freezer, splashback wall tiles, two large built in pantry storage cupboards, two UPVC double glazed windows to side, spotlights, wooden ceiling beams, picture rail, radiator, Upvc door to side, UPVC double glazed window to rear, tiled flooring

### FIRST FLOOR



### Landing

Beautiful original hardwood stain glass window to side, coving, picture rail, built in airing cupboard, original wooden doors off to:-

### Bedroom One

15'6" x 14'7" (4.74m x 4.45m)

UPVC double glazed bay window to front, coving, original picture rail, large built in double wardrobe with sliding doors, UPVC double glazed window to side, radiator

### Bedroom Two

16'6" x 12'5" (5.04m x 3.79m)

UPVC double glazed bay window to rear, coving, picture rail, large built-in double wardrobe, radiator

### Bedroom Three

13'0" x 8'11" (3.98m x 2.74m)

UPVC double glazed window to rear, radiator, wooden flooring

### Bathroom

10'2" x 6'11" (3.12m x 2.11m)

Fitted with a three-piece suite comprising large wash hand basin with vanity cupboard, vintage style roll top bath, double walk in shower cubicle with overhead stainless steel shower, UPVC double glazed obscure glass window to side, spotlights, splashback wall tiles, decorative wooden wall panelling, tall modern radiator, wood effect flooring

### WC

Fitted with a two-piece suite comprising low-level WC, wall mounted wash hand basin, UPVC double glazed obscure glass window to side, splashback wall tiles, radiator, wood effect flooring

### Study

9'4" x 8'1" (2.87m x 2.47m)

Picture rail, UPVC double glazed window to front, radiator, staircase to upper floor

### Upper Floor

13'6" max x 14'3" max (4.14m max x 4.36m max)

L-Shaped room, UPVC double glazed window to side boasting lovely far reaching sea views, double glazed Velux window, built in eaves storage, wooden ceiling beams, two wooden doors off to:-

### Shower Room

7'4" x 7'3" (2.25m x 2.21m)

Fitted with a three-piece suite comprising low-level WC, wash hand basin with vanity cupboard, shower cubicle with overhead stainless steel shower, double glazed velux window, radiator, tiled flooring

### L-Shaped Bedroom

14'11" max x 12'4" max (4.57m max x 3.78m max)

Two double glazed Velux windows one to rear and one to side, wooden ceiling beams, eave shelving area, two radiators

### EXTERNAL

#### FRONT

Beautifully kept laid to lawn front garden with an abundance of floral trees and bushes offering privacy, open access onto block paved driveway leading to single garage and entrance.

#### REAR

Fully enclosed family friendly rear garden comprising sizeable laid to lawn area, small patio seating area, lockable door to side access, doors leading into:-

#### UTILITY ROOM

7'7" x 6'0" (2.33m x 1.83m)

Wooden single glazed window to side, sink, plumbed for washing machine, space for tumble dryer, low-level WC, tiled flooring

#### SUMMER HOUSE

13'2" x 5'10" (4.02m x 1.78m)

Wooden double glazed door and large window to side overlooking garden, electric points, tiled flooring

#### GARAGE

21'5" x 8'8" (6.54m x 2.65m)

