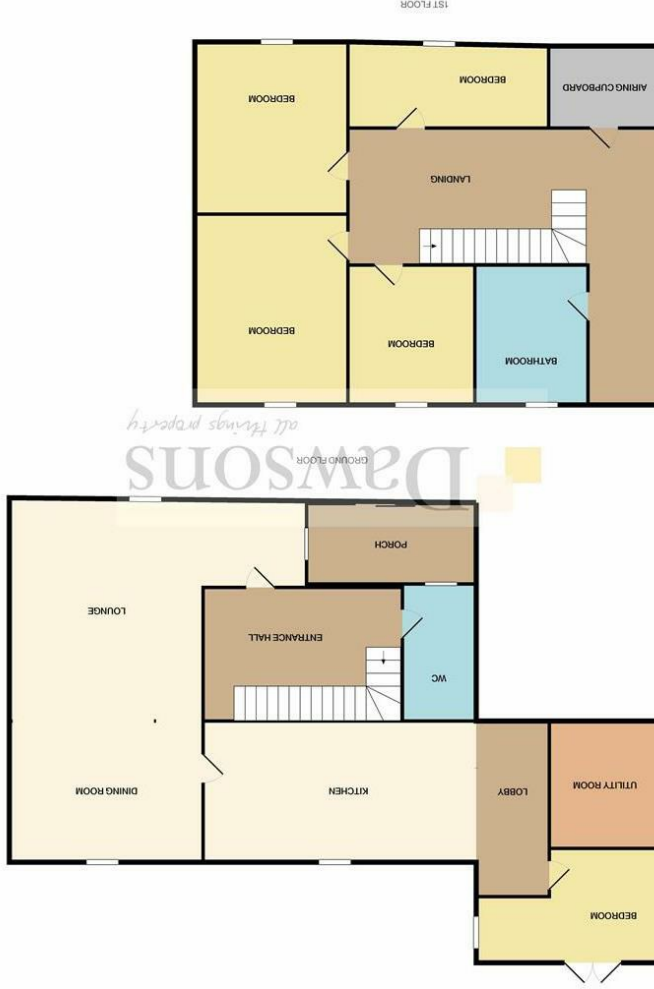


EPC



AREA MAP

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



FLOOR PLAN



**6 Dana Drive**  
 Sketty, Swansea, SA2 8LF  
**Asking Price £330,000**



## GENERAL INFORMATION

An attractive and beautifully presented detached property set in a quite cul de sac location and within walking distance of Singleton park, Singleton hospital, local schools and shops. The property comprises: entrance hallway, cloak room, lounge, dining room, fitted kitchen, utility room and bedroom to the ground floor. There are four good sized bedrooms and family bathroom to the first floor. The property benefits: majority uPVC double glazing, gas central heating, front and rear gardens, driveway and single garage. Olchfa Comprehensive & Parklands Primary school catchment area. We recommend viewing this property to fully appreciate the standard of accommodation. EPC - D.

## FULL DESCRIPTION

### ENTRANCE

Enter via uPVC double glazed patio door into:-

### PORCH

Tiled flooring, radiator, glass panelled wooden door into:-

### HALLWAY

Enter into a bright and airy hallway which comprises a radiator and stairs to the first floor.

### CLOAKROOM

Two piece suite comprising, low level w.c., pedestal wash hand basin, splash back tiles, radiator, tiled flooring, window to front.

### L SHAPED LOUNGE

18'3" x 17'8" (5.58m x 5.41m)

uPVC double glazed bay window to front, uPVC double glazed window to side, feature fireplace, opening into:

### DINING ROOM

10'0" x 9'10" (3.06m x 3.00m)

uPVC double glazed window to rear, radiator.

### KITCHEN

15'8" x 9'1" (4.78m x 2.78m)

Fitted with a range of modern wall and base units, with contemporary work surface over, set in double stainless steel sink and drainer with mixer tap, built in double oven, with four ring gas hob, chimney style extractor fan over, splash back tiles, radiator, tiled flooring, uPVC double glazed window to rear, wooden door to side.



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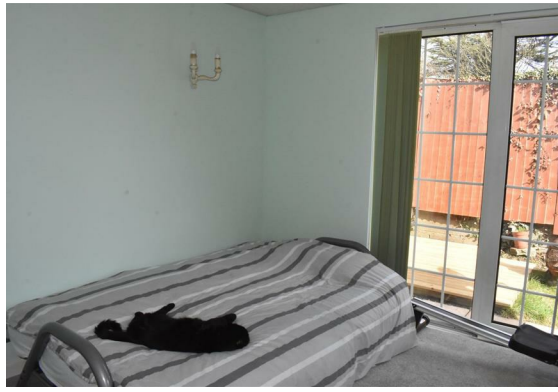
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### UTILITY ROOM

7'8" x 6'5" (2.36m x 1.97m)

Fitted with a wall and a base unit, set in stainless steel sink and drainer with mixer tap, plumbed for washing machine, radiator, tiled flooring, uPVC double glazed window to side.

### BEDROOM 1

11'2" x 10'7" (3.42m x 3.25m)

uPVC double glazed patio door to rear, uPVC double glazed window to side, radiator.

### FIRST FLOOR

#### LANDING

Loft access, airing cupboard housing boiler, radiator, uPVC double glazed window to side.

#### BEDROOM 2

13'0" x 10'4" (3.96m x 3.15m)

uPVC double glazed window to front, fitted wardrobes, radiator.

#### BEDROOM 3

12'6" x 8'0" (3.83m x 2.45m)

Triple glazed window to rear, coved ceiling, fitted wardrobe, radiator.

#### BEDROOM 4

9'3" x 7'5" (2.83m x 2.27)

Triple glazed window to rear, fitted wardrobes, radiator.

#### BEDROOM 5

9'5" x 7'6" (2.87m x 2.29m)

uPVC double glazed window to side, fitted wardrobe, radiator.

### BATHROOM

Three piece suite comprising, panelled bath with shower over, low level w.c., wall mounted wash hand basin with vanity unit under. part tiled walls, chrome wall mounted radiator, uPVC double glazed window to rear.

### EXTERNAL

#### FRONT

Laid to lawn with bordered mature shrubs, driveway and single garage.

#### REAR

Enclosed rear garden, laid to lawn with bordered mature shrubs, decked area, patio area and side access.

#### N.B.

New bathrooms (Feb-March 2021)  
New kitchen (Sept 2020)  
New boiler (combi) December 2020

#### TENURE

FREEHOLD

