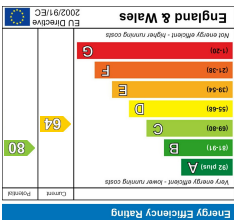
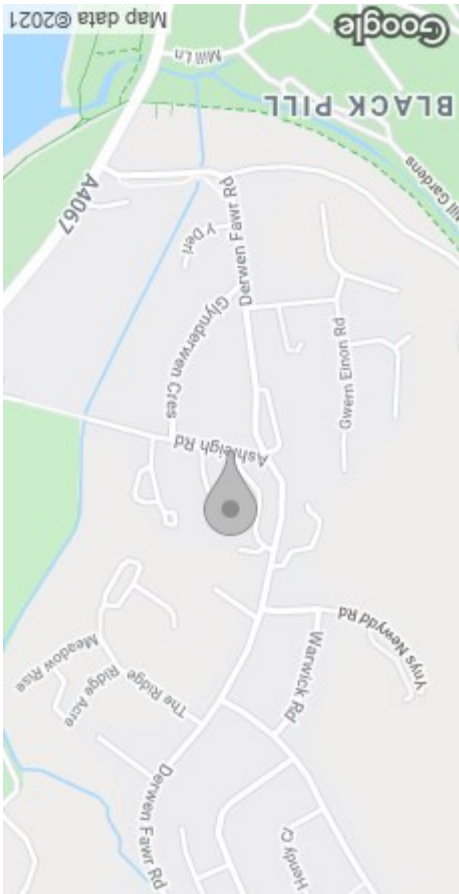


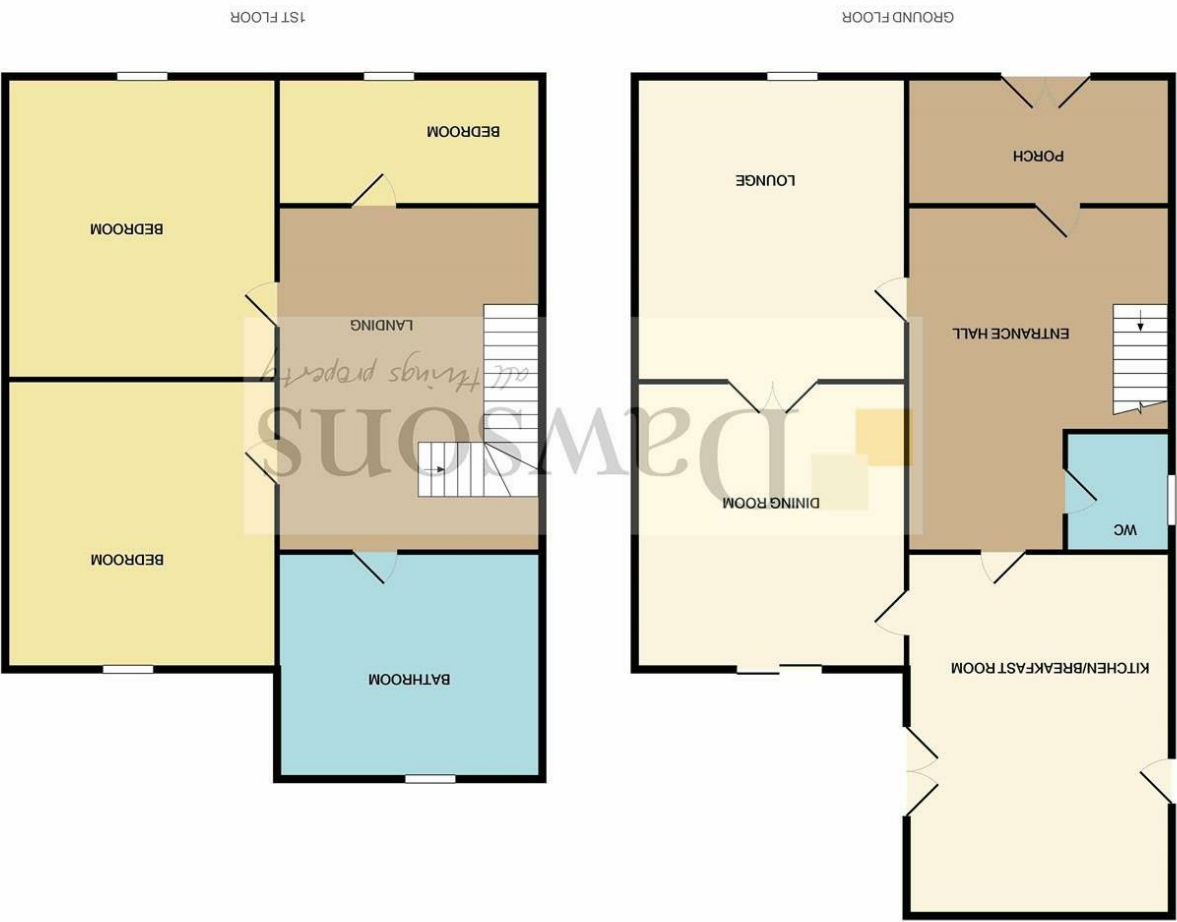
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



65 Ashleigh Road
Sketty, Swansea, SA2 8EE
Asking Price £359,950

3 1 2 D

Dawsons
all things property

GENERAL INFORMATION

A wonderful rare opportunity to acquire this semi detached property situated in a spacious and private plot in the prime location of Derwen Fawr. This lovely property briefly comprises: A light and airy entrance hallway, lounge, dining room, fitted kitchen/ breakfast room and cloak room to the ground floor, three bedrooms and family bathroom to the first floor. Benefits include uPVC double glazing, gas central heating, partial sea views, a delightful wrap around garden to the front, side and rear of the property with mature shubs and detached single garage. Offering easy access to Singleton Hospital & Park, Swansea Uni & Sketty Cross. Be it just a short walk away from the Sea Front. Viewing is recommended to admire this property's great versatility, superb location and good sizeable plot. It would make an ideal family home within a great school catchment. EPC - D.

FULL DESCRIPTION

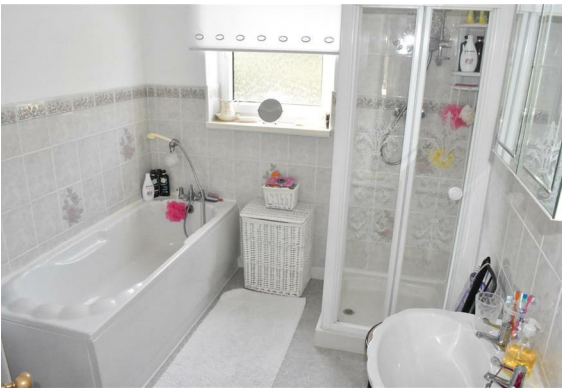
ENTRANCE
Enter via uPVC double glazed french doors into:-

PORCH
uPVC double glazed windows to sides, uPVC double glazed glass panelled doors into:-

HALLWAY
Two storage cupboards, radiator, laminate flooring, stairs to first floor.

W.C.
Two piece suite comprising low level w.c, wall mounted wash hand basin, splash back tiles, radiator, uPVC double glazed window to side.

LOUNGE
14'10" (into bay) x 11'11" (4.54m (into bay) x 3.64m)
uPVC double glazed bay window to front, coved ceiling, alcoves, wall mounted electric fire with wooden surround and tiled health



DINING ROOM
15'6" x 14'6" (4.73m x 4.43m)
uPVC double glazed patio door to rear, coved ceiling, alcoves, radiator.

KITCHEN/BREAKFAST ROOM
22'2" x 15'7" (6.76m x 4.77m)
Fitted with a range of wall and base units with work surface over, set in double sink and drainer with mixer tap, built in double oven, five ring gas hob, extractor fan over, integrated boiler, splash back tiles, radiator, tiled flooring. Two uPVC double glazed windows to side, uPVC double glazed french doors to side, uPVC double glazed window to rear.

FIRST FLOOR
LANDING
Loft access, uPVC double glazed stained glass window to side..

BEDROOM 1
14'10" x 11'1" (4.54m x 3.40m)
uPVC double glazed window to front with partial sea views, coved ceiling, alcoves, fitted wardrobes, radiator.

BEDROOM 2
13'6" x 11'9" (4.13m x 3.59m)
uPVC double glazed window to rear, coved ceiling, fitted wardrobes, radiator.

BEDROOM 3
8'5" x 6'11" (2.59m x 2.11m)
uPVC double glazed window to front with partial sea views, coved ceiling, radiator.

BATHROOM
Four piece suite comprising panelled bath with shower over, shower cubicle, low level w.c, pedestal wash hand basin, part tiled walls, coved ceiling, radiator, uPVC double glazed window to rear.

EXTERNAL
FRONT
Path leading to laid to lawn with bordered with mature shrubs and patio area.

SIDE
Patio area and single garage.

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

