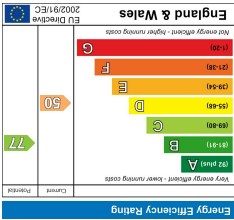


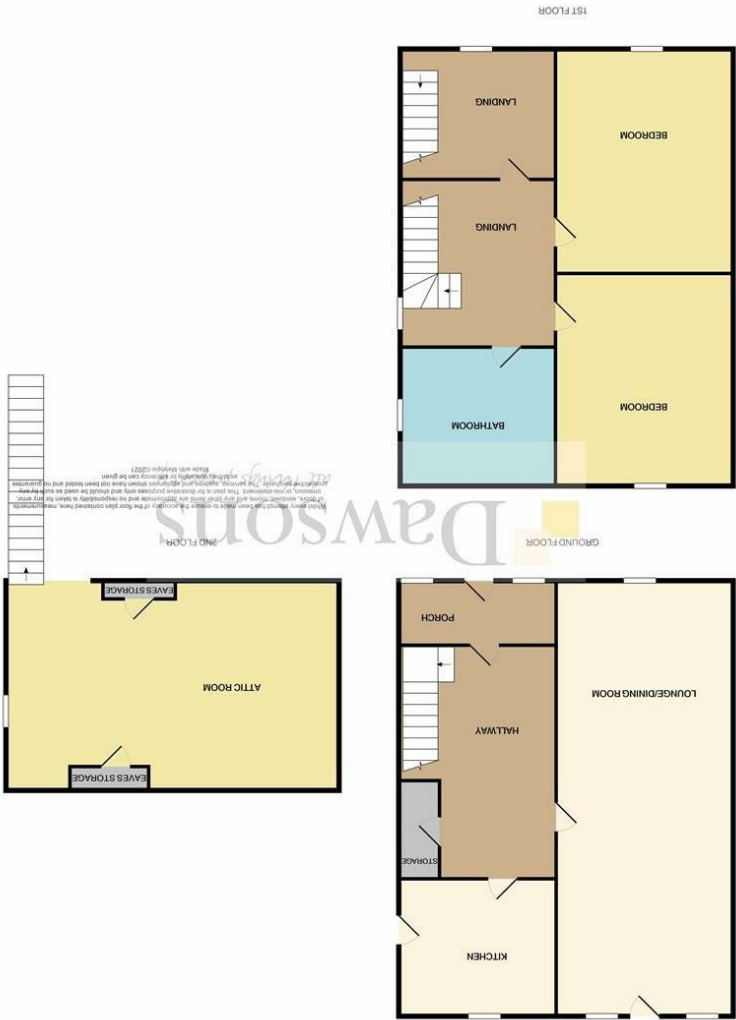
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### EPC



### AREA MAP



### FLOOR PLAN



8 Gabalfa Road  
Sketty, Swansea, SA2 8NF  
Asking Price £249,950

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Dawsons  
all things property



GENERAL INFORMATION

Semi detached property offering ample living space. Comprising to the ground floor, porch, welcoming hallway, lounge/ dining room and kitchen. The first floor offers two double bedrooms and good sized bathroom with a nice sized loft room to the second floor. The property benefits uPVC double glazing, gas central heating, driveway parking and single garage. An ideal family home within good school catchments. Easy access Sketty, Mumbles, Singleton hospital, Swansea University and the sea front. Enjoying a pleasant front garden and a rear garden laid to lawn with mature shrubs. No upward chain involved. Situated within a sought after location this property is not to be missed. EPC - E

FULL DESCRIPTION

ENTRANCE

Enter via uPVC glass panelled door into:-

PORCH

Tiled flooring, glass panelled wooden door into:-

HALLWAY

Coved ceiling, plate rail, storage cupboard, radiator, stairs to first floor.

LOUNGE/DINING ROOM

23'11" x 11'7" (7.29m x 3.55m)

uPVC double glazed window to front, two uPVC double glazed windows to rear, uPVC double glazed glass panelled door to rear, coved ceiling, serving hatch, feature fireplace, two radiators.



KITCHEN

9'0" x 8'10" (2.75m x 2.71m)

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer, cooker point, extractor fan, plumbed for washing machine, tiled walls, uPVC double glazed window to rear, glass panelled wooden door to side.

FIRST FLOOR

LANDING

uPVC double glazed window to side, uPVC double glazed window to rear, storage area, stairs to loft room.

BEDROOM 1

13'1" x 11'2" (3.99m x 3.41m)

uPVC double glazed window to front, airing cupboard, radiator.

BEDROOM 2

11'4" x 11'3" (3.47m x 3.43m)

uPVC double glazed window to rear, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level w.c., pedestal wash hand basin, tiled walls, wall mounted towel radiator, uPVC double glazed window to side.

LOFT ROOM

17'3" x 11'2" (5.27m x 3.41m)

uPVC double glazed window to side, fitted wardrobes, eves storage.

EXTERNAL

FRONT

Driveway, decorative stones with mature shrub.

REAR

Single garage, w.c., laid to lawn with bordered mature shrubs.

TENURE

FREEHOLD

