



SMITHS
SALES & LETTINGS



35 Sketty Road, Swansea, SA2 0EU

Asking Price £400,000

SUPERB FOUR BEDROOM FAMILY HOME FULL OF CHARACTER & ORIGINAL FEATURES. REFURBISHED TO EFFORTLESSLY BLEND both MODERNISATION & VINTAGE DETAILING. The FLOORPLAN is SPACIOUS with an ELEGANT ENTRANCE HALL, THREE GENEROUS RECEPTION ROOMS (one of which is open to the kitchen), a NEW SUN ROOM with BI-FOLD DOORS and BASEMENT STORAGE.

The first floor features THREE SPACIOUS BEDROOMS (all with stunning original fireplaces) and a MODERN FULLY TILED BATHROOM with WALK-IN SHOWER & LARGE DOUBLE ENDED BATH. The second floor comprises bedroom four (currently used as an art studio), a large storage cupboard and a SECOND VERSATILE MULTI-USE ROOM, suitable as a HOME OFFICE, STUDIO, or WALK-IN DRESSING ROOM subject to your requirements.

EXTERNALLY, the property continues to shine with an LOW MAINTENANCE gated front yard & IMMACULATEDLY LAID REAR ELEVATED PATIO with SEA VIEWS, DRIVEWAY &

Call to register interest now!

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Hallway

18'1" x 6'11" (5.53 x 2.11)



Inviting entrance hallway with wood effect flooring, radiator, PVCu windows & external door, tall ceilings which are typical of the style of property and original picture rail.

WC

4'10" x 2'9" (1.49 x 0.85)



Downstairs cloakroom comprising PVCu window, sink & WC.

Reception Room One

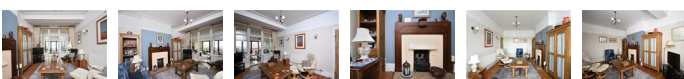
15'5" x 13'0" (4.71 x 3.98)



Substantial living space with wood flooring, high ceilings with original coving & picture rail, radiator and PVCu bay windows to the front aspect.

Reception Room Two

17'3" x 11'5" (5.27 x 3.50)



Second sizable reception room featuring traditional

styling including wood flooring, original coving & picture rail, radiator, art deco fireplace & surround, PVCu windows & glazed door to the sun room. This room also has the huge benefit of having a full size storage basement beneath it which is accessed internally via a hatch in the floor & staircase.

Sun Room

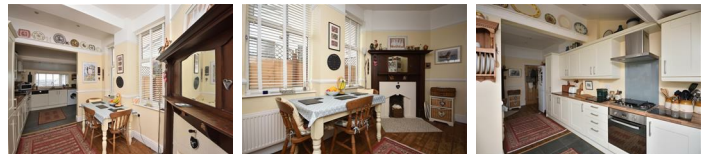
12'0" x 11'0" (3.66 x 3.36)



Beautifully crafted modern sun room with smooth plastered ceiling with recessed spotlights, tiled flooring and on-trend anthracite grey bi-fold doors to the patio.

Reception Room Three (Breakfast Room)

12'7" x 8'10" (3.86 x 2.70)



Comprising original picture rail & wood flooring, PVCu windows with bespoke blinds, original fireplace and radiator - Open to the kitchen.

Kitchen

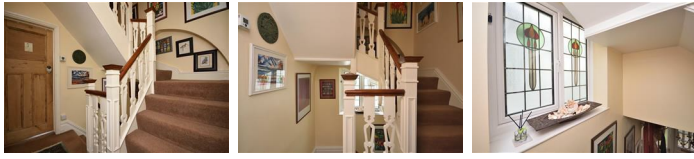
9'2" x 9'2" (2.81 x 2.80)



Well equipped modern kitchen with a range of wall & base units in a matt cream finish with laminate worktop, composite sink, integral dishwasher, gas hob, oven & extractor. Also with Welsh slate flooring, PVCu windows & external door. Open to the third reception room.

Landing

8'2" x 3'2" (2.49 x 0.98)



Featuring fitted carpet, original stained glass window (which has been encased in PVCu double glazing) and doors to the bathroom and bedrooms one to three.

Bedroom One

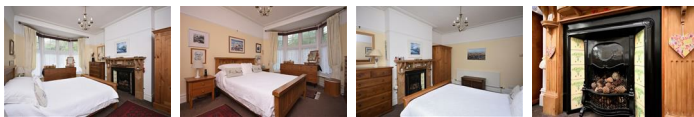
9'1" x 8'5" (2.79 x 2.59)



One of four bedrooms comprising wood flooring, radiator, PVCu windows and original cast iron fireplace.

Bedroom Two

15'5" x 11'11" (4.72 x 3.64)



Main bedroom featuring a beautifully designed cast iron fireplace with intricate carved oak surround, fitted carpet, cable point, radiator and PVCu bay windows to the front aspect.

Bedroom Three

11'10" x 11'9" (3.63 x 3.60)



Third substantial bedroom with wood flooring, radiator, built in storage, original fireplace with vibrant tiled inlay and PVCu windows to the rear aspect with sea views.

Bathroom

8'4" x 7'7" (2.55 x 2.32)



Fully tiled bathroom comprising dual PVCu windows, heated towel rail, sink unit, walk in shower and double ended bath.

Upper Landing

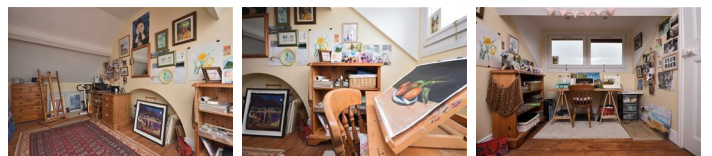
4'1" x 2'11" (1.27 x 0.89)



Top floor landing space comprising a walk in storage cupboard (with further eaves storage) and doors to bedroom four and the extra multi-use room.

Bedroom Four

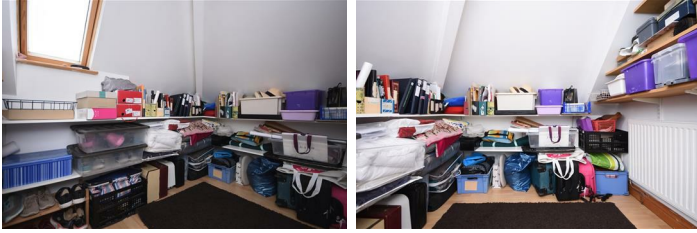
16'9" x 8'6" (5.11 x 2.60)



Located on the second floor, with wood flooring, radiator, generous eaves storage cupboards and PVCu windows to the rear aspect with views towards Mumbles Head.

Home Office

8'9" x 7'0" (2.69 x 2.14)



Versatile room which could be utilised for a range of purposes, a dressing room, studio, or valuable home office... the choice is yours. Comprises laminate flooring, Velux windows, radiator, phone point & a range of shelving.

External



The property features gated low maintenance gardens to the front & rear. The terraced balcony to the rear is a relaxing space with bi-fold doors off the sun room and is a perfect place to dine out and enjoy the sea views. Steps lead down to the secure driveway & garage with rear lane access.

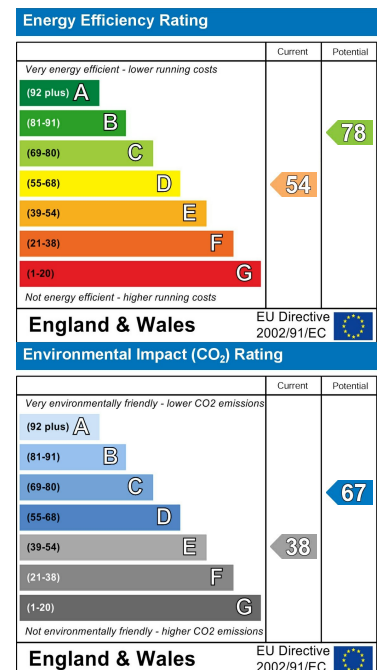
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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