

John. Francis

www.johnfrancis.co.uk



NEW PRICE



16 Queens Road, Sketty SA2 0SB

Offers in the region of £389,500

**Traditional 4 Bedroom Detached Family Home
Two Receptions, Kitchen/Breakfast
Gas Central Heating System & Double Glazing
Gardens to Front & Rear Detached Garage
EPC D57**

John Francis is a trading name of John Francis (Wales) Ltd which is Authorised and Regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

WR/KH/39873/250315

DESCRIPTION

A rare opportunity to acquire a four bedroom period property built in early 1900's located in the sought after location of Sketty and conveniently located for local shops, Swansea University, Singleton Hospital and Swansea City Centre with extensive accommodation arranged over two floors.

Other features include double glazing, gas combination central heating and an enclosed rear garden with detached garage and in our opinion early viewing is highly recommended.

ENTRANCE PORCH

Entered via door to front, double glazed glass panel above, double glazed glass panel window to side, original tiled floor, original glass panel door and side panels to:

ENTRANCE HALL

Coved ceiling, plate rail, original wall panelling, double glazed windows to side, original wood block flooring, two radiators, stairs to first floor, doors to:

DINING ROOM

14'9 to alcove x 15' to bay (4.50m to alcove x 4.57m to bay) Double glazed bay window to front, original panel ceiling, original fireplace and mantle housing gas fire, radiator, original wood block flooring.

SITTING ROOM

17'4 to bay x 14'4 (5.28m to bay x 4.37m) Original panelled ceiling, picture rail, double glazed bay window to rear, original fireplace and hearth housing gas fire, radiator.

'L' SHAPED KITCHEN

13'10 x 9'11 x 4'5 x 3'4 (4.22m x 3.02m x 1.35m x 1.07m) Fitted with a range of wall and base units and display

cabinets providing storage, granite worktop space, sink and drainer unit, tiled splash-back, electric oven and grill with four ring electric hob, extractor hood over, plumbing for dishwasher, original quarry tiled floor, door to walk-in pantry, radiator, wall mounted gas central heating boiler, obscure glass panelled door to rear, double glazed window to side.

WALK-IN PANTRY

Double glazed window to side, worktop space, space for fridge and freezer, original quarry tiled floor.

FIRST FLOOR LANDING

Obscure double glazed window to side, coved ceiling, radiator, loft access, doors to:

BEDROOM 1

15' to bay x 14'9 to alcove (4.57m to bay x 4.50m to bay) Coved ceiling, double glazed bay window to front, picture rail, gas fire, radiator.

BEDROOM 2

14'7 x 7'6 (4.45m x 2.29m) Double glazed window to front and side, coved ceiling, picture rail, radiator.

BEDROOM 3

8' x 7'6 (2.44m x 2.29m) Double glazed window to side, radiator.

BEDROOM 4

14'4 x 13'10 (4.37m x 4.22m) Coved ceiling, picture rail, double glazed windows to rear and side, original fireplace and hearth with gas fire, radiator.

FAMILY BATHROOM

7'8 x 6'8 (2.34m x 2.03m) Coved ceiling, obscure double glazed window to side, tiled walls, airing cupboard, corner bath with shower mixer tap, pedestal wash hand basin, low level WC, radiator.

SEPARATE WC

6' x 2'10 (1.83m x 0.86m) Obscure glass panel window, low level WC.

EXTERNALLY

To front, garden laid to lawn with mature flower beds, shrubs etc. To rear, **OUTBUILDING** incorporating WC and storage shed plus utility room with plumbing for washing machine, space for tumble dryer, stainless steel sink and drainer unit, quarry tiled flooring. There are mature flower beds, shrubs, patio area and a lawned area leading to a **DETACHED GARAGE (17'5 x 11')** with roller door, window to side and separate pedestrian side access.

SERVICES

Mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 281122 or e-mail sketty@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

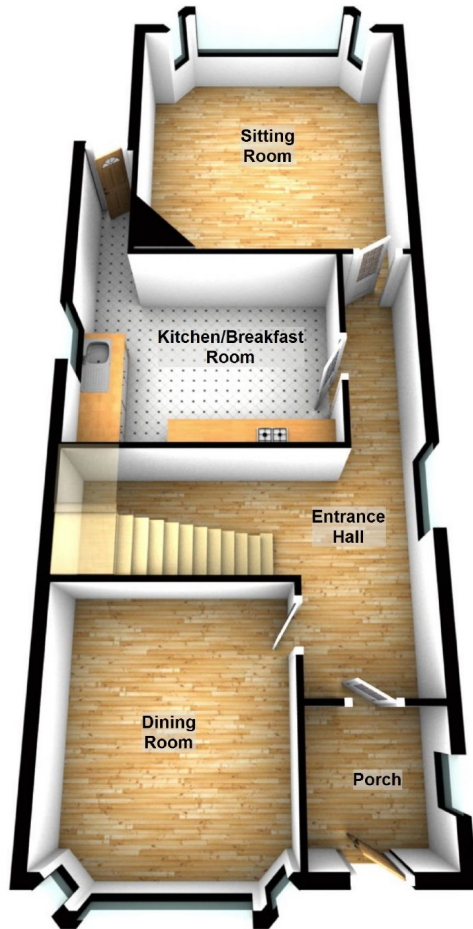
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office, proceed down Gower Road in the direction of Uplands and take the second left into Parc Wern Road. Take the first left into Queens Road where the property can be found on the right-hand side as identified by our For Sale board.

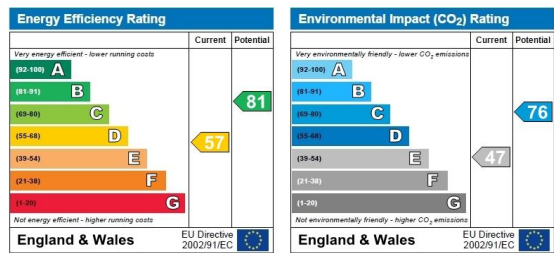
Ground Floor



First Floor



16 Queens Road, Sketty SA2 0SB



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Francis**