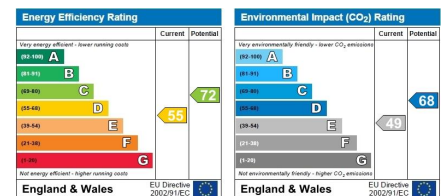




**10 De La Beche Road,  
Sketty SA2 9AR**

**Offers in the region of £225,000**

Charming Period House Mid Terrace  
Just off Sketty Cross, Perfect Spot  
Rear Gated Parking off Rear Lane  
New Kitchen, Boiler, Modern Bathroom  
Set Back off the Road, Lovely Bay Windows  
EER: TBC



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## **BWR/KH**

### **DESCRIPTION**

Bay fronted charming family home with new kitchen and modern bathroom. This mid terraced period home is just off the Cross the Sketty, cracking location for Tesco, Sainburys, schools etc. The property is well set back from the road along the front garden path, the rear lane offers up a double gated access point if you wish off road parking, residents permit parking available to front, the garden is secure for kiddies and pets. Inside the property is a balance between period and modern living, very stylish white kitchen with Velux in the roof above, upstairs bathroom remodelled incorporating bath and shower, The bay windows let light flood into the main bedroom and downstairs open plan living room and dining room. Character hallway ornate picture rails all add to its appeal. Lovely home in the heart of Sketty.

### **ENTRANCE HALLWAY**

15'10 x 6'8 (4.83m x 2.03m)

Entered via double glazed glass panel door with side panels to front, coving, dado rail, staircases to first floor, under stairs storage cupboard, radiator, doors to;

### **LOUNGE**

13'3 x 12' (4.04m x 3.66m)

Coved ceiling, picture rail, double glazed window to rear, radiator.

### **DINING ROOM**

13'3 x 12'6 (4.04m x 3.81m)

Double glazed bay window to front, plate rail, feature fireplace on hearth housing living flame gas fire, storage cupboard to alcove, radiator.

### **KITCHEN**

17'7 x 7'6 (5.36m x 2.29m)

Fitted with a range of wall and base units with work surface over incorporating a single stainless steel sink and drainer, electric oven and hob with extractor hood over, integrated fridge/freezer, wine cabinet, plumbing for dishwasher and washing machine, breakfast bar, Velux double glazed window, double glazed door and window to side, granite tiled floor, radiator, storage cupboard housing boiler providing gas central heating.

### **FIRST FLOOR LANDING**

Loft access, coved ceiling, doors to;

### **BEDROOM ONE**

13'8 x 9'9 (4.17m x 2.97m)

Double glazed bay window to front, picture rail fitted with a range of floor to ceiling wardrobes, radiator.

### **BEDROOM TWO**

12'5 x 10'5 (3.78m x 3.18m)

Coved ceiling, double glazed window to rear, radiator, picture rail.

### **BEDROOM THREE**

10' x 7'10 (3.05m x 2.39m)

Coved ceiling, picture rail, double glazed window to front.

### **FAMILY BATHROOM**

9' x 7'4 (2.74m x 2.24m)

Two double glazed windows to rear, tiled walls and floor, panelled bath with shower over and screen, pedestal wash hand basin, low level flush WC, heated towel radiator, downlighters.

### **EXTERNALLY**

To the front of the property the garden is gated access with walls enclosing the low maintenance paved garden. To the rear is an enclosed double gated garden with off road parking area, garden laid to lawn, patio and **STORAGE SHED**.

### **SERVICES**

We are advised that mains services are connected to the property.

### **VIEWING**

By appointment with the selling Agents on 01792 281122 or e-mail [sketty@johnfrancis.co.uk](mailto: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 Sketty office, continue towards Uplands. Take the next available right-hand turn at the mini roundabout onto De la Beche Road whereby the property will be located on the right-hand side.