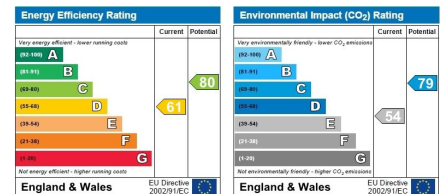




3 Harlech Crescent, Sketty SA2 9LP

Offers in the region of £230,000

Beautifully Presented Three Bedroom
Semi Detached Family Home
Tastefully Modernised And Extended
Driveway Parking & Detached Garage
Popular & Sought After Location
EER D61



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LD/BT/62758/200318

DESCRIPTION

A beautifully presented three bedroom semi-detached family home conveniently situated in this popular and sought after location close to all local amenities of Sketty and Tycoch. The property is in a good catchment area for both primary and secondary schools. Tastefully modernised and extended by the current owner, the property offers bright accommodation with a contemporary open plan living area to the rear. It benefits from driveway parking for a number of vehicles and a detached garage. Internal viewing of this property is essential to fully appreciate all it has to offer. EER D61

HALLWAY

Entered via double-glazed front door with feature stained glass, understairs storage cupboard, stairs to first floor.

LOUNGE

11'3 x 10'4 (3.43m x 3.15m)

Two feature recesses, ceiling coving, spotlights, large double-glazed square bay to front.

KITCHEN

9'1 x 8'4 (2.77m x 2.54m)
Modern kitchen fitted with a range of wall and base units with coordinating work surfaces, integrated ceramic hob with extractor canopy over, electric oven, stainless steel sink, space for

fridge/freezer, ceiling coving, spotlights, double-glazed window to rear, double-glazed door to garden, open plan to:

DINING ROOM

12' x 11'3 (3.66m x 3.43m)

Ceiling coving, spotlights, open plan to:

CONSERVATORY

8'10 x 8'4 (2.69m x 2.54m)

Double-glazed conservatory overlooking the rear garden.

FIRST FLOOR LANDING

Feature stained glass window to side, access to attic which is boarded, doors to:

BEDROOM 1

10'4 x 10'3 (3.15m x 3.12m)

Ceiling coving, double-glazed square bay window to front.

BEDROOM 2

12'1 x 10'4 (3.68m x 3.15m)

Ceiling coving, double-glazed window to rear.

BEDROOM 3

Ceiling coving, double-glazed window to front.

BATHROOM

Four piece suite in white comprising freestanding bath, walk-in shower cubicle, wash hand basin, low level WC, heated towel rail, wood effect flooring, ceiling coving, spotlights, double-glazed window to rear.

EXTERNALLY

The front of the property is laid to lawn, the

driveway provides off-road parking for a number of vehicles, access to **BASEMENT STORAGE AND DETACHED GARAGE**. The rear garden has a good sized decked area, garden path and lawn.

SERVICES

We are advised that mains services are connected.

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 Sketty Office, proceed to the traffic lights and turn right onto Vivian Road. Turn left at the first roundabout onto Tycoch Road and continue on this road until you come to the traffic lights. At the traffic lights, proceed straight ahead. The property is located on the right-hand side identified by our for sale board.