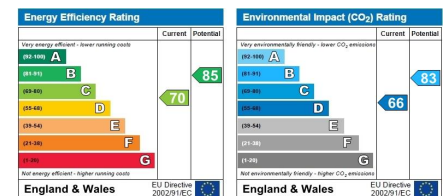




## 43 Glan Yr Afon Gardens, Sketty SA2 9HX

Offers in the region of £215,000

Traditional Semi Detached Family Home  
Modern Open Plan Accommodation  
Large Detached Garage  
Sought After Location  
EER C70



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**LD/KF/63296/120418**

## **DESCRIPTION**

A traditionally built semi-detached property situated in this much sought after area of Sketty, close to all local amenities including Swansea University, Singleton Hospital and Singleton Park. Swansea city centre is just a short drive away, as are the beaches and coastal walks of South Gower. The property has been tastefully modernised by the current owners and includes modern open plan living accommodation to the first floor, a large detached garage with has recently been renovated and driveway parking. NO CHAIN. EER C70

## **HALLWAY**

Entered via double glazed door to front, two side windows, picture rail, laminate flooring, understairs storage cupboard, stairs leading to first floor, door to;

## **LOUNGE**

16' x 12'4 (into bay) (4.88m x 3.76m (into bay))  
Picture rail, laminate flooring, large bay window to front, open plan to;

## **DINING ROOM**

16'1 x 12'4 (into bay) (4.90m x 3.76m (into bay))  
Laminate flooring, square bay window to rear, open plan to;

## **KITCHEN**

19'7 x 12'5 (5.97m x 3.78m)  
Fitted with a range of modern wall and base units with worktop over, space for cooker, plumbing for washing machine and dishwasher, ceramic tiled floor, window to rear, door to rear garden.

## **FIRST FLOOR LANDING**

Doors to:

## **BEDROOM ONE**

16'5 x 11'9 9 (into bay) (5.00m x 3.58m 0.23m (into bay))  
Laminate flooring, picture rail, large bay window to front.

## **BEDROOM TWO**

16'8 x 11'9 (into bay) (5.08m x 3.58m (into bay))

Laminate flooring, square bay window to rear.

## **BEDROOM THREE**

7'4 x 7'4 (2.24m x 2.24m)  
Laminate flooring, window to front.

## **BATHROOM**

7'3 x 6'3 (2.21m x 1.91m)  
Three piece white suite comprising of walk-in corner shower cubicle, wash hand basin, low level WC, window to rear.

## **SEPARATE WC**

Low level WC, tiled walls, ceramic tiled floor.

## **EXTERNALLY**

To the front of the property is a pleasant garden laid to lawn with mature shrubs. There is driveway parking leading to the larger than average detached garage which has been recently renovated. The rear garden is paved with shrubs and conifer trees and there is a garden shed.

## **SERVICES**

Mains services are connected.

## **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 office in Sketty proceed to the traffic lights and continue straight ahead in the direction of Killay. Take the second left turning into Glan Yr Afon Gardens and proceed to the bottom of the cul- de- sac where the property is located on the right hand side.