

NEW PRICE



**27 Admirals Walk,
Sketty SA2 8LQ**

Offers in the region of £369,000

Beautifully Designed Detached Bungalow Offering
Spacious & Versatile Accommodation
Four Double Bedrooms
EER D59

LD/WJ/65351/090818

DESCRIPTION

An opportunity to purchase this beautiful detached bungalow conveniently located close to all the amenities Sketty has to offer, including the local shops and bus routes. Singleton Hospital and Singleton Park are within walking distance, and Swansea University and the new bay campus are easily accessible. The beaches and coastal walks of South Gower are a short drive away. The property offers spacious, extremely well designed and flexible accommodation with four double bedrooms, an en-suite to the master bedroom and very useful utility room. The garden wraps around the entire property and there is the added benefit of a garage and driveway. Viewing is absolutely essential to fully appreciate this lovely property. EER D59.

ENTRANCE HALLWAY

13'1 x 6'1 (3.99m x 1.85m)
Welcoming hallway entered via double glazed front door with matching side panel, coved ceiling, double doors to;

LOUNGE

19'8 x 12'5 (5.99m x 3.78m)
Lovely spacious room, raised tiled hearth with inset gas fire, built-in storage cupboard with feature glass shelving and lighting, coved ceiling, large picture window to front, open plan square archway to;

DINING ROOM

14'8 x 9'9 (4.47m x 2.97m)
Coved ceiling, window to rear overlooking the garden, door to;

KITCHEN/BREAKFAST ROOM

11'9 x 9'8 (3.58m x 2.95m)
Fitted with a range of wall and base units with co-ordinating work surfaces and breakfast bar, built-in electric hob and eye level electric double oven, space for fridge/freezer, tiled walls, ceramic tiled floor, window overlooking the rear garden, external door to rear.

CLOAKROOM

Wash hand basin set in vanity unit, tiled walls, ceramic tiled floor, door leading to;

SEPARATE WC

Low level WC, tiled walls, ceramic tiled floor, window to rear.

INNER HALLWAY

Leading to;

BEDROOM 3

11'5 x 8' (3.48m x 2.44m)
Built-in wardrobes and dressing table, coved ceiling, window to front.

BEDROOM 2

14'9 x 10' (4.50m x 3.05m)
Good size bedroom which has been previously used as a second lounge. Coved ceiling, window to front and side.

BEDROOM 4

10'1 x 9'9 (3.07m x 2.97m)
Coved ceiling, window to side.

MASTER BEDROOM

14' x 11'1 (4.27m x 3.38m)
Built-in wardrobes and dressing table, coved ceiling, window to side, door to;

EN-SUITE SHOWER ROOM

6'4 x 6'1 (1.93m x 1.85m)
Three piece suite in white comprising corner shower cubicle, wash hand basin, low level WC, tiled walls, window to side.

FAMILY BATHROOM

10'8 x 6'1 (3.25m x 1.85m)
Three piece suite in white comprising panel bath with shower over and glass shower screen, wash hand basin, low level WC, tiled walls, window to side.

UTILITY ROOM

Accessed via external door, sink, plumbing for washing machine, door to;

GARAGE

16'6 x 16'1 (5.03m x 4.90m)
Wall mounted Baxi combination boiler servicing the domestic hot water and central heating system, up and over door.

EXTERNALLY

To the front of the property is a front garden laid to lawn with

borders and driveway parking. The rear garden wraps around the bungalow providing a very large patio area to the rear and a lawn area to the rear which continues around the right hand side of the property. To the left hand side is a further paved area with a vegetable plot.

SERVICES

Mains services are connected to the property.

AGENT'S NOTE

To the right hand side of the property is an established Ash tree which is protected by a conservation order. The current vendors have the tree regularly lopped, permission for which has to be obtained from the local council.

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

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisSket or on
facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

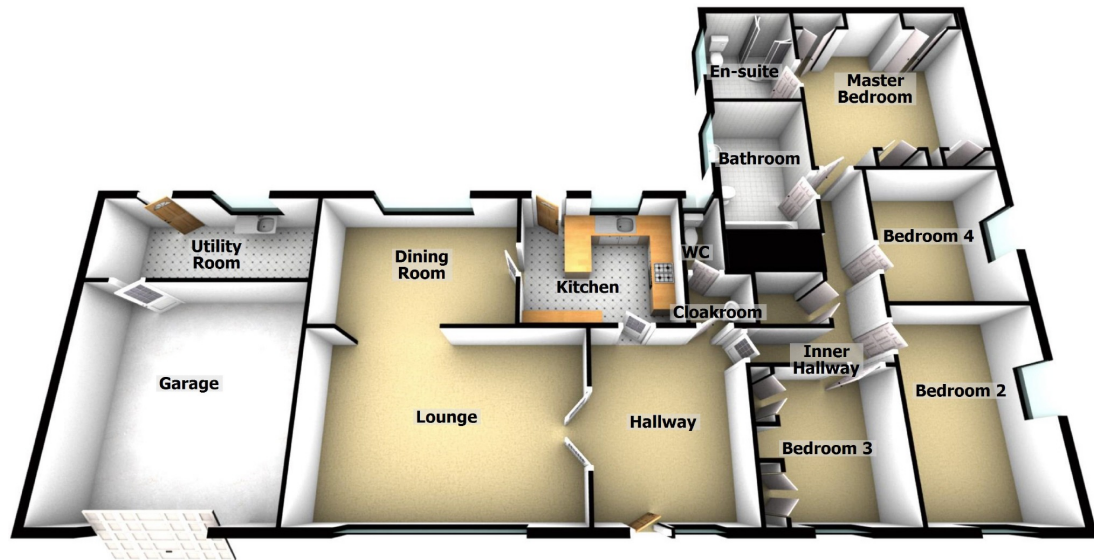
GENERAL NOTE

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.

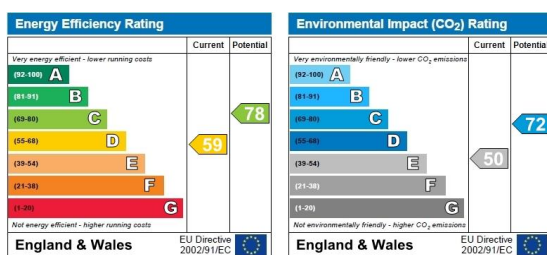
DIRECTIONS

From our office in Sketty proceed to the traffic lights and turn left onto Dillwyn Road. At the next set of traffic lights proceed straight ahead and take the second left into Admirals Walk where the property is located immediately on the right hand side as identified by our John Francis For Sale board.

Ground Floor



27 Admirals Walk, Sketty SA2 8LQ



John.
Francis