

**NEW PRICE**



## **36 Parklands View, Sketty SA2 8LT**

**Offers in the region of £299,950**

Spacious Four/Five Bedroom Detached Property  
Flexible & Versatile Accommodation  
Very Pleasant Rear Garden  
Desirable Location  
EER D60

## DESCRIPTION

A detached chalet style property situated in this very desirable and sought after area, conveniently located close to all local amenities Sketty has to offer including the local bus route. The property is in a good catchment area for both primary and secondary schools, Singleton Hospital and Singleton Park and within easy access and the new bay campus at Swansea University is just a short drive away, as are the beaches and coastal walks of South Gower. The property offers spacious and flexible accommodation arranged over two floors and benefits from a lovely bright 28' lounge/dining room, two shower rooms in addition to the family bathroom, three reception rooms one of which could easily be used as a fifth bedroom and a very pleasant enclosed rear garden. Viewing comes highly recommended. EER D60.

## HALLWAY

Entered via double glazed front door, white wood effect flooring, built in storage cupboard and stairs leading to first floor. Doors to;

## LOUNGE/DINING ROOM

28'9 x 11'1 (8.76m x 3.38m)  
Lovely bright and airy room with feature wall mounted electric fire. Double glazed patio doors leading to the rear garden and double glazed window to front. Ceiling coving, white wood effect flooring. Door to;

## LOUNGE/BEDROOM 5

19'7 x 7'9 (5.97m x 2.36m)  
This room has it's own access plus en-suite facility. Double glazed front door with matching glazed side panel, white wood effect laminate flooring, ceiling coving and built in wardrobes. Door to;

## EN-SUITE SHOWER ROOM

7'9 x 7'2 (2.36m x 2.18m)  
Two piece suite comprising wash hand basin and low level

w.c., and 'wet room' style walk in shower with glass shower screen. Ceramic tiled floor, double glazed window to rear.

## SITTING ROOM

11'2 x 10'1 (3.40m x 3.07m)  
Currently used as a bedroom, a bright room with double glazed window to front, white wood effect laminate flooring and ceiling coving.

## KITCHEN

14'5 x 10'3 (4.39m x 3.12m)  
Fitted with a range of wall and base units with co-ordinating work surfaces, built in four ring gas hob and electric oven, and plumbing for automatic washing machine. Wall mounted gas boiler, brick effect wall tiles, wood effect flooring, double glazed windows to both side and rear and double glazed external door.

## BATHROOM

6'7 x 6'2 (2.01m x 1.88m)  
Three piece white suite comprising panel bath, wash hand basin and low level w.c. Respertex style wall covering, double glazed window to side.

## FIRST FLOOR LANDING

Double glazed window to rear. Doors to;

## BEDROOM 1

13'9 x 11' (4.19m x 3.35m)  
Fitted with a range of bedroom furniture including wardrobes, shelving and dressing table area. White wood effect laminate flooring and double glazed window to front.

## BEDROOM 2

11'1 x 8'2 (3.38m x 2.49m)  
Fitted wardrobes, double glazed window to side.

## BEDROOM 3

10' x 8'2 (3.05m x 2.49m)  
Fitted bedroom furniture, exposed floor boards and double glazed window to side.

## BEDROOM 4

12'2 x 5'5 (3.71m x 1.65m)  
Double glazed window to rear, wood effect flooring and eaves storage. Please note there is partial limited head height.

## SHOWER ROOM

8'2 x 5'3 (2.49m x 1.60m)  
Three piece white suite comprising shower cubicle, wash hand basin and low level w.c. Part tiled walls and double glazed window to side.

## EXTERNALLY

To the front of the property is an attractive block paved driveway providing off road parking for a number of vehicles. There is a very pleasant rear garden with a good size lawn and block paved seating area. Brick built garden shed with power and light.

## SERVICES

We are advised that all 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

## FACEBOOK & TWITTER

Follow us on twitter  
[@JohnFrancisSket](https://twitter.com/JohnFrancisSket) or on  
facebook [www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## TENURE

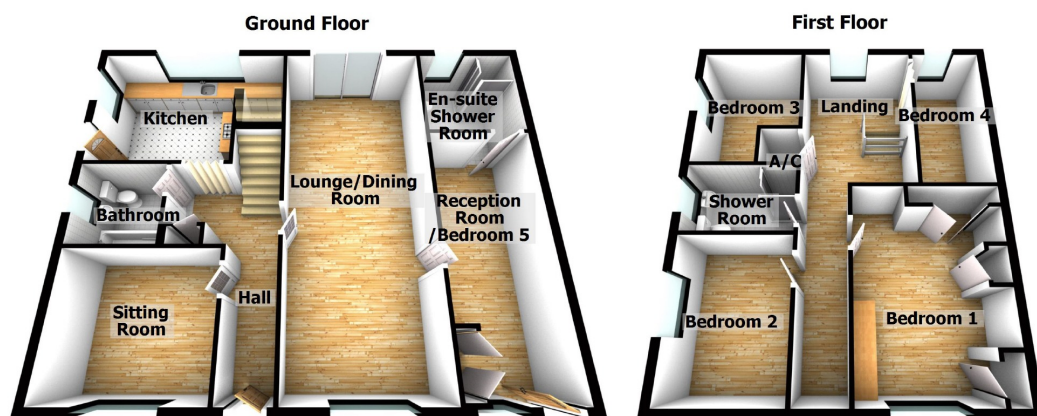
We are advised that the property is Freehold

## 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 onto Sketty Park Drive, take the fourth left into Parklands View and continue along where the property is located on the left hand side identified by our For Sale board.





36 Parklands View, Sketty SA2 8LT



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(82-100) <b>A</b>		
(81-91) <b>B</b>			(67-81) <b>B</b>		
(69-80) <b>C</b>			(55-66) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(23-38) <b>E</b>		
(21-38) <b>F</b>			(11-22) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

John.  
Francis