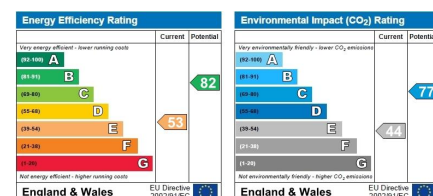




3 The Park, Sketty SA2 7NE

Offers in the region of £299,950

Three Bedroom Semi Detached Property
Situating In Highly Desirable Location
Three Reception Rooms
Beautiful Rear Garden
Detached Garage
EER E53



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LD/DT/63570/160519

DESCRIPTION

Situated in this highly desirable area within close proximity to all the amenities of both Sketty and Killay, a three bedroom semi detached property occupying a larger than average plot with a beautiful rear garden, detached garage and ample driveway parking.

The property is in a good catchment area for both primary and secondary schools and is within walking distance of the local comprehensive school. The property benefits from double glazing and a modern fitted kitchen, however it would benefit from some further modernisation and would make a lovely family home. There is no onward chain. EER E53.

HALLWAY

Entered via double glazed front door with matching glazed side panel. Ceiling coving, understairs storage cupboard and stairs leading to first floor. Doors to;

LOUNGE

14'1 (into recess) x 12' (4.29m (into recess) x Tiled fireplace with inset gas fire, recessed shelving and ceiling coving. Double glazed window to front. Door to;

DINING ROOM

14' x 11'7 (4.27m x 3.53m) Large double glazed square bay window overlooking the rear garden, ceiling coving. Door to;

KITCHEN

10'5 x 8'8 (3.18m x 2.64m) Fitted with a range of modern wall and base units with co-ordinating work surfaces. Breakfast bar and

large walk-in pantry. Double glazed window overlooking the rear garden. Door to;

UTILITY ROOM

13'3 x 9'7 (4.04m x 2.92m) Good size utility room with plenty of room of white goods. Sink unit and plumbing for automatic washing machine. Floor standing boiler, window to rear and external door. Door to;

W.C.

Low level WC, double glazed window to side.

SITTING ROOM

16'4 x 9'7 (4.98m x 2.92m) Fireplace with gas fire and marble effect hearth. Double glazed window to front.

FIRST FLOOR LANDING

Large double glazed window to side. Access to attic.

BEDROOM 1

12'8 x 10'9 (3.86m x 3.28m) Double glazed window to front, built-in cupboard.

BEDROOM 2

10'9 x 9'8 (3.28m x 2.95m) Built in storage cupboard, double glazed window to rear.

BEDROOM 3

9'6 x 8' (2.90m x 2.44m) Large fitted wardrobe, double glazed window to front.

BATHROOM

6'7 x 5'5 (2.01m x 1.65m) Three piece suite in white comprising panel bath with shower over, wash hand basin and low level WC, non slip flooring, double glazed window to rear.

EXTERNALLY

The property benefits from driveway parking for up to

four vehicles and a detached garage. The front garden has a lawn with mature shrubs. The rear garden has a lovely open aspect with lawns and an abundance of mature plants and shrubs.

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

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 proceed straight ahead in the direction of Killay. Continue to the mini roundabout with Olchfa Comprehensive School on the left, and turn right onto Hendrefoilan Avenue, take the first right into Hendrefoilan Drive and first left into The Park where the property is located on the left hand side.