



31 Llythrid Avenue, Uplands, Swansea, SA2 0JJ

Enjoying a convenient location within the popular & sought after area of Uplands this deceptively spacious detached family home offers ample living space throughout and boasts a great opportunity to modernise. Comprising to the g/f porch, welcoming hallway, cloakroom, study, lounge, dining room, conservatory, kitchen/ breakfast room & utility room. The f/f offers four bedrooms, an Ensuite & a family bath/shower room. Benefits include Upvc d/g, gas c/h, ample built in storage space, driveway parking & double garage. Within walking distance of local shops, amenities & a regular bus service. Offering easy access to Singleton hospital, Swansea Uni & the sea front. An ideal family home within good school catchment areas. Internal viewing advised to appreciate this well proportioned home, with no upward chain involved. EPC = D.

Offers In The Region Of £425,000

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ENTRANCE

Enter via Upvc double glazed obscured glass panel door into:

PORCH 2.610m x 0.920m (8'7" x 3'0")

Upvc double glazed windows to front and side, ceramic floor tiles, wooden glass panel door into:

HALLWAY 3.919m max x 3.819m max (12'10" max x 12'6" max)

Welcoming hallway, wooden obscured glass double glazed window to front, coving, staircase to first floor, built in under stairs storage cupboard, radiator, doors off to:

CLOAKROOM 1.542m x 1.267m (5'1" x 4'2")

Two piece suite comprising low level WC, pedestal wash hand basin, extractor fan, ceramic wall tiles, radiator, ceramic floor tiles.

STUDY 2.492m x 2.465m (8'2" x 8'1")

Upvc double glazed window to front enjoying a pleasant garden outlook, coving, radiator.

LOUNGE 7.629m x 3.578m (25'0" x 11'9")

Spacious lounge with Upvc double glazed window to front boasting an attractive leafy green outlook over garden, coving, set in coal effect gas fire with brick surround, opening into dining room, two radiators, wooden glass panel double doors into:

CONSERVATORY 6.156m x 3.796m max (20'3" x 12'6" max)

Sizeable L shaped conservatory with Upvc double glazed windows to side and rear offering a delightful garden outlook, Upvc double glazed French doors to side opening out onto patio area, two radiators, ceramic floor tiles.

DINING ROOM 2.963m x 2.991m (9'9" x 9'10")

Wooden double glazed window to rear, coving, opening into lounge, radiator.

KITCHEN/BREAKFAST ROOM 4.947m x 3.690m (16'3" x 12'1")

Fitted with a range of wooden wall and base units incorporating work surface over, set in 1 1/2 bowl sink and drainer with mixer tap, built in stainless steel electric oven and grill, set in four ring electric hob with extractor hood over, plumbed for washing machine and dishwasher, two Upvc double glazed windows to rear enjoying a peaceful outlook over garden, ceramic wall tiles, radiator, ceramic floor tiles, door into:

UTILITY ROOM 2.824m x 2.267m (9'3" x 7'5")

Fitted with a range of wooden wall and base units incorporating work surface over, set in stainless steel sink and drainer with mixer tap, ceramic wall tiles, Upvc double glazed window to side, Upvc double glazed obscured glass panel door to rear leading out to garden, door into garage, radiator, ceramic floor tiles.

FIRST FLOOR

LANDING

Loft hatch, coving, built in airing cupboard, radiator, doors off to:

BEDROOM 1 4.416m x 3.583m (14'6" x 11'9")

Upvc double glazed window to front enjoying a pleasant leafy green outlook, coving, fitted bedroom suite offering ample storage space, radiator, door into:

EN SUITE 1.832m x 1.650m (6'0" x 5'5")

Three piece suite comprising low level WC, pedestal wash hand basin, panelled bath, Upvc double glazed obscured glass window to front, ceramic wall tiles, radiator.

BEDROOM 2 4.450m min x 2.621m max (14'7" min x 8'7" max)

Upvc double glazed window to rear offering an attractive garden outlook, coving, fitted bedroom suite offering ample storage space, radiator.

BEDROOM 3 3.563m max x 2.995m (11'8" max x 9'10")

Upvc double glazed window to rear, coving, fitted bedroom suite offering ample storage space, radiator.

BEDROOM 4 2.844m x 1.991m (9'4" x 6'6")

Upvc double glazed window to rear, coving, fitted bedroom suite offering ample storage space, radiator.

BATH/SHOWER ROOM 2.610m min x 2.084m (8'7" min x 6'10")

Four piece suite comprising low level WC, pedestal wash hand basin, step in shower cubicle with mixer shower over, panelled bath, Upvc double glazed obscured glass window to front, ceramic wall tiles, radiator.

EXTERNAL

FRONT

Open access onto driveway leading to garage, pleasant mature laid to lawn area with a variety of attractive shrubs, trees and bushes.

DOUBLE GARAGE 5.269m min x 5.240m (17'3" min x 17'2")

Sizeable double garage with electric up and over door, lighting, electric power points, wall mounted gas boiler, door into utility room, radiator.

REAR

A private enclosed rear garden offering an abundance of beautiful mature shrubs, trees and bushes with laid to lawn and patio areas, external tap and greenhouse.

DIRECTIONS:-

From our Sketty showroom proceed down Gower Road taking the fifth turning right onto Llythrid Avenue. The property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: H

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 299 655



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.