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42 ANEURIN WAY, SKETTY PARK, SWANSEA,  
ASKING PRICE £129,950





Beautifully presented and well maintained mid terrace property situated in the popular and convenient area of Sketty Park. This bright and well proportioned home comprises hallway, lounge, kitchen, dining room, two double bedrooms and a modern bathroom. Within walking distance of local shops, amenities and a regular bus service. Offering easy access to Singleton hospital, Swansea University and the Sea front. Benefits Upvc d/g, gas c/h, pleasant easy to maintain gardens and ample built in storage space. Within good school catchment areas. An ideal first time buy or investment purchase with no upward chain involved. EPC = C.

**ENTRANCE**

Enter via UPVC double glazed obscured glass panel door into:

**HALLWAY**

UPVC double glazed obscured glass window to front, staircase to first floor, radiator, wood panelled doors off to:

**LOUNGE 4.694m max x 3.501m max (15'5" max x 11'6" max)**

Large UPVC double glazed window to front, set in coal effect electric fire with marble effect hearth, wood panel door into dining room, radiator.

**KITCHEN 4.119m x 2.530m (13'6" x 8'4")**

Fitted with a range of light wood wall and base units incorporating worksurface over, set in stainless steel sink and draining, built in stainless steel electric oven and grill with matching four ring gas hob with extractor hood over, plumbing for washing machine, UPVC double glazed window to rear enjoying a pleasant garden, built in storage cupboard, radiator, neutral ceramic floor tiles, wood panelled door into:

**DINING ROOM 3.145m x 2.635m (10'4" x 8'8")**

UPVC double glazed window and obscured glass panel door to rear leading out to garden, wood panelled door into lounge, radiator, neutral ceramic floor tiles.

**FIRST FLOOR**

**LANDING**

Loft catch, sizeable built in airing cupboard with shelving housing wall mounted 'ideal' gas combination boiler, wood panelled doors off to:



**BEDROOM 1 4.707m x 2.930m (15'5" x 9'7")**

Large UPVC double glazed window to front, fitted sliding mirrored door wardrobes, sizeable built in storage cupboard, radiator.

**BEDROOM 2 4.318m max x 2.638m max (14'2" max x 8'8" max)**

UPVC double glazed window to rear, radiator.

**BATHROOM 2.676m x 1.685m (8'10" x 5'7")**

White modern three-piece suite comprising low-level WC, wall mounted wash hand basin with stainless steel mixer tap, set in panelled bath with stainless steel mixer tap with handheld shower attachment and mixer shower over, two UPVC double glazed obscured glass windows to rear, easy clean respatex wall panelling, wall mounted chrome towel radiator, vinyl floor covering.

**EXTERNAL**

**FRONT**

Open access with pathway leading to entrance, pleasant level laid to lawn area,

**REAR**

Level laid to lawn garden with mature bushes, rear access, seating area, storage shed.

**DIRECTIONS:-**

From our sketty showroom, proceed to the traffic lights on Gower Road and turn left into Dillwyn Road. Proceed straight through the the next set of traffic lights onto Sketty Park Drive. At the roundabout take second turning off into Aneurin Way. The property can be found on the right hand side.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** C

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

