



16 Raglan Road, Sketty, Swansea, SA2 9LR

Boasting spacious & well appointed living space this deceptively large extended traditional semi detached property enjoys a quiet & popular location within the desirable area of Sketty. Arranged over three levels comprising welcoming entrance hallway, lounge, modern open plan kitchen/dining room with French doors out to garden, sitting room, utility, g/f shower room, four bedrooms, f/f bathroom & W.C. Benefits include Upvc d/g, gas c/h, original traditional features, ample built in storage space, attractive fireplaces & driveway. Boasting a beautiful mature laid to lawn rear garden with an abundance of shrubs and trees with a pleasant decked seating area & handy work shop. An ideal family home within good school catchments. Within walking distance of shops & amenities at Tycoch Cross. Easy access Sketty, Singleton hospital, Swansea Uni & the sea front. Internal viewing advised to appreciate this beautifully modernised & well maintained home. EPC = D.

Asking Price £289,950

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ENTRANCE

Enter via uPVC double glazed obscured glass panel door into:-

HALLWAY

Bright and airy welcoming entrance hallway, cupboard housing electric meters, picture rail, staircase to first floor, under stairs storage cupboard housing wall mounted worcester gas combination boiler, radiator, wood effect flooring,, wood panelled doors off to:-

LOUNGE 4.208m (into bay) x 3.487m (into alcove) (13'10" (into bay) x 11'5" (into alcove))

UPVC double glazed bay window to front, picture rail, alcoves, set in open fireplace with tiled hearth and backdrop with wood surround, radiator.

SITTING ROOM 3.848m x 3.152m(into alcove) (12'8" x 10'4" (into alcove))

UPVC double glazed window to rear, picture rail, alcoves, set in open fireplace with tiled hearth and backdrop with wood surround, radiator, opening into kitchen/dining room.

KITCHEN/DINING ROOM 5.722m x 2.099m widening to 3.960m x 2.681m (18'9" x 6'11" widening to 13'0" x 8'10")

Fitted with a range of light wood wall and base units with work surface over, set in Porcelain sink and drainer with mixer tap, built in electric oven and separate grill with inset four ring hob and extractor hood over, integrated fridge, integrated dishwasher, neutral splash back tiles, inset ceiling spotlights, two velux windows, uPVC double glazed windows to side and rear, uPVC double glazed french doors leading out to rear garden, opening into sitting room, radiator, wood effect flooring, wood panelled door into:-

UTILITY ROOM 1.597m x 1.588m (5'3" x 5'3")

UPVC double glazed window to rear, inset ceiling spotlights, light wood wall units, plumbed for washing machine, vented for tumble dryer, radiator, neutral tiled flooring, wood panelled door into:-

SHOWER ROOM 1.588m x 1.229m (min) (5'3" x 4'0" (min))

White three piece suite comprising low level w.c., pedestal wash hand basin, step in glass door shower cubicle with mixer shower over, inset ceiling spotlights, extractor fan, uPVC double glazed obscured glass window to side, radiator, neutral tiled flooring.

FIRST FLOOR

LANDING

Original stained glass feature window to side with secondary glazed window , picture rail, staircase to second floor, wood panelled door off to:-

BEDROOM 1 4.433m (bay) x 3.1865m (max) (14'6" (bay) x 10'6" (max))

UPVC double glazed bay window to front, picture rail, radiator.

BEDROOM 2 3.726m x 3.206m (max) (12'3" x 10'6" (max))

UPVC double glazed window to rear enjoying a beautiful garden outlook, picture rail, set in traditional feature fireplace, radiator.

BEDROOM 3 2.128m x 2.103m (7'0" x 6'11")

UPVC double glazed window to front, picture rail, radiator.

BATHROOM 2.103m x 2.036m (6'11" x 6'8")

White modern two piece suite comprising pedestal wash hand basin, set in bath with mixer shower over with glass modesty screen, extractor fan, uPVC double glazed obscured glass window to rear, shaving point, wall mounted stainless steel radiator, neutral ceramic wall and floor tiles.

W.C. 1.198m x 0.790m (3'11" x 2'7")

White low level w.c., uPVC double glazed obscured glass window to side, neutral ceramic wall and floor tiles.

SECOND FLOOR

LANDING

Split level landing, uPVC double glazed obscured glass window to side, two built in storage cupboards, wood panelled door into:-

BEDROOM 4 4.428m x 2.849m (14'6" x 9'4")

Two velux windows to rear boasting a beautiful garden view outlook, built in eaves storage cupboards, built in single wardrobe, radiator.

EXTERNAL

FRONT

Open access onto driveway, steps up to entrance, gated side access to rear.

REAR

A beautiful privately enclosed rear garden laid to lawn with bush borders, fencing, a variety of attractive mature shrubs, trees and bushes, pleasant decked seating area, external tap and a handy work shop.

WORK SHOP 4.785m x 3.341m (15'9" x 10'11")

Handy sizeable wooden work shop with windows to front and fitted work bench.

DIRECTIONS:-

From our Sketty showroom take a right at the traffic lights onto Vivian Road. Follow the road along taking a left at the mini roundabout onto Tycoch Road. Proceed ahead and continue through the traffic lights onto Harlech Crescent. Take the first left onto Raglan Road and the property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: E

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.