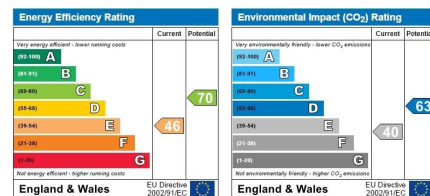




## 22 Westbourne Grove, Sketty SA2 9DT

**Offers in the region of £230,000**

Sought After Central Sketty Location  
Three Double Bedrooms  
Spacious Kitchen/Diner and Lounge Sea  
Views  
No Chain  
EER E46



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**AO/RO/71147/300819**

## **DESCRIPTION**

A traditional three bedroom semi detached property situated on this no through road in the heart of Sketty. The property is conveniently located for all the local amenities Sketty has to offer including shops and local bus routes, as well as being in a good catchment area for both primary and secondary schools. The local college, UWTSD, Swansea University and Singleton Hospital are all within walking distance.

The accommodation comprises of 3 double bedrooms and an attic room currently being used as a fourth bedroom, large 24" lounge, spacious kitchen/diner, two bathrooms and pleasant rear garden.

The property also benefits from gas central heating, double glazing and sea views. **NO CHAIN.** Viewing recommended. EER E46.

## **ENTRANCE HALL**

Enter via double glazed front door, ornate coving, door to:

## **LOUNGE**

12'9 into alcoves x 11'9 by 17'8 x 12'8 L shaped Double glazed bay window to front, feature fireplace with slate hearth, coving to ceiling, double glazed French doors to rear.

## **INNER HALLWAY**

Cupboard housing combination heating system, door to:

## **SHOWER ROOM**

Tiled walls and flooring, low level WC, wash hand basin, shower cubicle.

## **KITCHEN/DINER**

22'4 x 10'4 (6.81m x 3.15m)  
Double glazed window to rear with sea views, 2 double glazed windows to side, fitted with a range of modern wall and base units with work surfaces over, tiled splash backs, space for cooker with extractor over, space and plumbing for washing machine and dishwasher, French doors leading to rear garden.

## **FIRST FLOOR LANDING**

Stairs to attic room, doors to:

## **BEDROOM ONE**

18' into alcoves x 11'5 (5.49m into alcoves x Double glazed bay window to front, double glazed window to front, coving to ceiling.

## **BEDROOM TWO**

12' x 12' (3.66m x 3.66m)  
Double glazed window to rear with sea views.

## **BEDROOM THREE**

11'2 x 10'3 (3.40m x 3.12m)  
Double glazed window to rear with sea views.

## **BATHROOM**

8'8 x 7'5 (2.64m x 2.26m)  
Obscured double glazed window to side, tiled walls, low level WC, wash hand basin,

panelled bath with shower attachment and shower cubicle.

## **ATTIC ROOM**

16'9 x 11'6 (5.11m x 3.51m)  
Two double glazed Velux windows.

## **EXTERNALLY**

To the rear is a very pleasant enclosed garden with an open aspect feel and sea views. There is side pedestrian access. Permit holder parking is available.

## **SERVICES**

We are advised that mains services are connected to the property.

## **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

## **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**