



## 53 Snowdon Drive, Fforestfach, Swansea, SA5 5BD

Presented in immaculate condition this bright and well maintained semi detached family home offers extended living space and modern interiors. Situated within a quiet and popular location within the convenient area of Fforestfach boasting easy access to local shops, amenities, a regular bus service, Fforestfach retail park and the M4. Comprising to the g/f pleasant entrance hallway, lounge, sitting room, kitchen, dining room, utility area and cloakroom. The f/f offers three bedrooms and a stylish bathroom. Benefits include Upvc d/g, gas c/h, built in storage space, driveway parking and a handy garage with extended work shop. Boasting an attractive privately enclosed laid to lawn garden to rear with patio seating areas. An ideal first time buy or family home. Internal viewing advised to appreciate this beautifully kept home. EPC = D

**Offers In The Region Of £199,999**

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**ENTRANCE**

Enter via Upvc double glazed obscured stained glass panel door into:

**HALLWAY**

Pleasant entrance hallway, Upvc double glazed obscured glass window to front, coving, staircase to first floor, built in storage cupboard, door into dining room, radiator, door into:

**LOUNGE 5.711m x 3.334m (18'9" x 10'11")**

Upvc double glazed window to rear enjoying an attractive garden view outlook, coving, wall lights, set in coal effect gas fire with neutral hearth, backdrop and surround, radiator, wooden glass panel doors into:

**SITTING ROOM 4.770m x 3.060m (15'8" x 10'0")**

Upvc double window and sliding glass panel door to side leading out to garden, coving, wall lights, door into utility room, set in coal effect electric fire with marble hearth and back drop with ornate surround, radiator.

**DINING ROOM 2.925m x 2.286m (9'7" x 7'6")**

Upvc double glazed window to front enjoying a lovely garden outlook, coving, radiator, ceramic floor tiles, opening into:

**KITCHEN 3.282m x 2.370m (10'9" x 7'9")**

High gloss kitchen fitted with a range of wooden wall and base units incorporating work surface over, set in 1 ½ bowl sink and drainer with stainless steel mixer tap, built in gas oven and grill, set in four ring gas hob with integrated extractor hood over, integrated fridge, built in wine rack, inset ceiling spotlights, coving, Upvc double glazed window to side, ceramic wall and floor tiles, opening into:

**UTILITY ROOM 1.966m max x 1.864m min (6'6" max x 6'1" min)**

Upvc double glazed windows to side and rear, Upvc double glazed obscured glass panel door to rear leading out to garden, work surface, plumbed for washing machine, inset ceiling spotlights, coving, door into sitting room, dado rail, radiator, ceramic floor, door into:

**CLOAKROOM 1.263m x 1.040m (4'2" x 3'5")**

Stylish two piece suite comprising low level WC, vanity unit wash hand basin with stainless steel mixer tap, inset ceiling spotlights, coving, Upvc double glazed obscured glass window to rear, contemporary ceramic wall tiles with feature border tiles, wall mounted towel radiator, ceramic floor tiles.

**FIRST FLOOR**

**LANDING**

Light and airy split level landing, Upvc double glazed window to rear, loft hatch with pull down ladder leading to loft space with lighting, coving, doors off to:

**BEDROOM 1 3.942m max x 2.940m (12'11" max x 9'8")**

Upvc double glazed window to front, coving, fitted sliding door mirrored wardrobes, wall lights, radiator.

**BEDROOM 2 2.810m max x 2.726m max (9'3" max x 8'11" max)**

Upvc double glazed window to rear, coving, fitted sliding door mirrored wardrobes, radiator.

**BEDROOM 3 3.183m x 2.442m (10'5" x 8'0")**

Upvc double glazed window to front, coving, fitted sliding door mirrored wardrobe, radiator.

**BATHROOM 3.183m max x 2.410m max (10'5" max x 7'11" max)**

Modern three piece suite comprising low level WC, vanity unit wash hand basin with mixer tap, set in bath with central stainless steel mixer tap and mixer shower over, Upvc double glazed obscured glass windows to rear, inset ceiling spotlights, coving, handy built in airing cupboard, contemporary ceramic wall tiles, radiator, high gloss ceramic floor tiles.

**EXTERNAL**

**FRONT**

Gated access onto driveway leading to garage/work shop and gated access to rear garden, pleasant laid to lawn area to front with a variety of attractive mature shrubs and bushes.

**GARAGE/WORKSHOP**

Spacious single garage (5.713m x 2.612m) /workshop (4.492m x 2.728m) With up and over door, Upvc double glazed windows to side, lighting and electric power points.

**REAR**

An attractive privately enclosed rear garden laid to lawn with patio seating areas and external hot and cold tap.

**N.B.**

Property is on a water meter.

Tenure

Leasehold term - 999years - 25th March 1963

Ground rent - £18 p/a

**DIRECTIONS:-**

From our Sketty showroom proceed to the traffic lights on Gower Road and turn right onto Vivian Road. At the second mini-roundabout turn left onto Cockett Road. Continue through two sets of traffic lights onto Station Road. Take the turning left onto Weig Fach Lane and Snowden Drive is a turning off on the left where the property can be found on the left hand side.

**TENURE:** Leasehold

**COUNCIL TAX:** D

**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.