



## 42 Parc Wern Road, Sketty, Swansea, SA2 OSF

Traditional bay fronted semi detached property, situated close to Swansea University, Singleton Hospital, Sketty shops, bus stop nearby comprising spacious hallway, two reception rooms, fitted kitchen, three bedrooms, modern shower room, fully uPVC double glazed, gas central heating, small rear enclosed garden, some original features. EPC = D.

**Asking Price £230,000**

90 Gower Road, Sketty, Swansea, SA2 9BZ  
T: 01792 299 655 | F: 01792 280 669  
sk@dawsonsproperty.co.uk





## ENTRANCE

Via ½ glazed uPVC door.

## HALLWAY

UPVC double glazed leaded window to front, radiator, understairs storage cupboard, coving to ceiling.

## Stairs to first floor

## LOUNGE 4.98m max into bay x 3.84m max (16'4" max into bay x 12'7" max)

Tiled fireplace and hearth, uPVC double glazed bay window with leaded top panel to front, coving to ceiling, picture rail, radiator.

## DINING ROOM 4.37m max into bay x 3.84m (14'4" max into bay x 12'7")

Oak fireplace with inset tiles and hearth, uPVC double glazed bay window to rear, coving to ceiling, picture rail, radiator.

## KITCHEN 2.87m x 3.17m max (9'5" x 10'5" max)

Fitted with wall and base units, inset stainless steel basin, gas hob, electric extractor fan over, plumbed for automatic washing machine, part tiled walls, uPVC double glazed bay window to rear, uPVC double glazed window, half glazed door to side, storage cupboard, part tiled walls, tiled floor, coving to ceiling with inset spotlights.

## FIRST FLOOR

## LANDING

UPVC double glazed stained glass window to side, radiator.

## BEDROOM 1 5.13m max into bay x 3.81m max (16'10" max into bay x 12'6" max)

UPVC double glazed window to front, original ornate fireplace, radiator, coving and picture rail,

## BEDROOM 2 4.01m x 3.23m (13'2" x 10'7")

UPVC double glazed window to front. Built in wardrobes and cupboards, coving, and picture rail, original ornate fireplace, uPVC double glazed window to side, radiator.

## BEDROOM 3 2.95m x 2.77m (9'8" x 9'1")

UPVC double glazed window to side, radiator.

## BATHROOM

Double walk in shower, pedestal wash hand basin with vanity unit, radiator, cupboard housing Worcester combi gas boiler, uPVC double glazed frosted window to rear, fully tiled walls, extractor fan, modern wall mounted stainless steel radiator.

## SEPARATE W.C.

Low level w.c., uPVC double glazed window to side, fully tiled walls.

## EXTERNAL

## FRONT

Small lawn to front, on road parking, side pedestrian access leads to :-

## REAR

Shed, small patio, steps down to enclosed rear garden laid to lawn.

## DIRECTIONS:-

From our Sketty Showroom proceed down Gower Road taking the second turning left onto Parc Wern Road. The property can be found on the right hand side.

**TENURE:** Freehold

**COUNCIL TAX:** F

**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.