



8 Parkview Terrace, Sketty, Swansea, SA2 9AN

Boasting a superb location within the distinguished area of Sketty this beautiful traditional mid terrace property benefits from a complete refurbishment offering bright & stylish interiors enjoying a stunning outlook over De La Beche Park. Comprising sizeable lounge/dining room with log burner & a modern kitchen/breakfast room with French doors leading out to garden, three good size bedrooms & a contemporary bath/shower room. This surprisingly spacious & tastefully upgraded home benefits from Upvc d/g, gas c/h, high ceilings, USB sockets & a pleasant privately enclosed paved rear garden with access leading out to off road parking. Within walking distance of shops, amenities, a regular bus service, Singleton hospital, Swansea Uni, Singleton Park & the sea front. An ideal family home within good school catchments. No upward chain involved. Internal viewing advised to appreciate the space & convenience this home has to offer. EPC - D

Asking Price £249,950

90 Gower Road, Sketty, Swansea, SA2 9BZ
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GROUND FLOOR

ENTRANCE

Enter via obscured glass panel double glazed composite door into:

INNER PORCH

UPVC double glazed window to front, coir matting, Oak veneer half glass panel door to:-

OPEN PLAN LOUNGE/DINING ROOM 7.800m x 4.799m (25'7" x 15'9")

UPVC bay window, dog leg staircase, log burner with slate hath and oak mantel, Oak veneer half glass panel door to:-

KITCHEN/BREAKFAST ROOM 4.082m x 4.067m (13'5" x 13'4")

Modern kitchen fitted with a range of high gloss wall and base units incorporating work surface over with under counter strip lighting, set in 1 ½ bowl sink and drainer with mixer tap, built in electric 'Neff' oven and grill, set in 'Lamona' four ring hob with extractor hood over, built in stainless steel 'Lamona' microwave oven, integrated washing machine, built in wine rack, cupboard housing wall mounted Vaillant' gas combination boiler, inset ceiling spotlights, coving, Upvc double glazed glass panel door and French doors to rear opening out onto patio seating area enjoying a pleasant garden outlook, radiator, tiled wood effect flooring.

FIRST FLOOR

LANDING

Loft hatch, coving, built in storage cupboard, wood panelled doors off to:-

BEDROOM 1 4.772m x 3.907m (15'8" x 12'10")

Upvc double glazed window and bay window to front boasting a superb leafy green outlook over De La Beche park, coving, alcoves, radiator.

BEDROOM 2 3.654m x 2.957m (12'0" x 9'9")

Wooden double glazed velux window, coving, radiator.

BEDROOM 3 3.841m x 1.961m (12'7" x 6'5")

Upvc double glazed window to rear enjoying a pleasant garden view outlook, coving, radiator.

BATH/SHOWER ROOM 2.783m x 2.012m (9'1" x 6'7")

Stylish four piece suite comprising low level WC, vanity unit wash hand basin with mixer

tap, set in curved edge panel bath with wall mounted stainless steel mixer tap with hand held shower attachment, walk in shower cubicle with glass modesty screen and mixer shower over with mosaic effect wet room floor tiles, inset ceiling spotlights, extractor fan, Upvc double glazed obscured glass window to rear, contemporary ceramic wall tiles with feature tiles, wall mounted towel radiator, tiled wood effect flooring.

EXTERNAL

FRONT

Gated access into a pleasant low maintenance front garden.

REAR

Privately enclosed rear garden with pleasant patio seating areas, enjoying an abundance of attractive mature shrubs and gated access to rear leading out to hard standing offering off road parking.

DIRECTIONS:-

From our Sketty showroom take a left down Gower road taking a right at the traffic lights onto De Lac Beche Road. Take the first right onto Cory Street and the first left onto Park View Terrace. The property can be found on the right hand side.

TENURE: Freehold

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.