



24 Masefield Way, Sketty, Swansea, SA2 9FF

Wonderfully spacious property, offering vast living areas with an abundance of opportunity to utilise as you wish, and add value to your everyday living arrangements. Offering various different reception spaces, accompanied by a cloakroom, kitchen and utility perfectly providing a warm heart to the home. Partnering the ground floor are four bedrooms, two with en-suite and fitted wardrobes, followed by two smaller rooms as well as a family bathroom. Neutrally decorated throughout providing a nice base to decorate and update to your personal preferences, the property already benefits from majority double glazed windows throughout and gas central heating via a combination boiler. Externally offers parking for multiple vehicles via driveway to front, to the rear the property hosts a compact and low maintenance garden majority set to paving, with a range of colourful shrubs and trees making perfect patio seating areas to enjoy the sun. EPC = D.

Asking Price £330,000

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





ENTRANCE

Via wooden door with single glazed obscure glass panel into:

HALLWAY

Welcoming hallway traditional feel giving access to multiple ground floor rooms. Stairs to first floor, coved ceiling, radiator, solid wood flooring.

LOUNGE 4.992m× 3.476m (16'4" 11'5")

Generous family living space allowing spacious living with opportunity to integrate dining room via wooden framed singled glazed doors giving access to both rooms. Wooden framed double glazed window to front, coved ceiling, 2 x radiators, electric fire set on marble inset hearth and surround.

SITTING ROOM 2.288m max x 2.309m (7'6" max x 7'7")

Lovely light sitting room offering smaller living area with pleasant outlook via wooden framed double glazed window to front. Coved ceiling, radiator, door into under stairs storage cupboard with shelving.

CLOAKROOM 1.366m x 1.380m (4'6" x 4'6")

Fitted with a white two piece suite comprising pedestal wash hand basin and W.C. Extractor fan, radiator, ceramic wall tiles, vinyl flooring.

DINING ROOM 3.381m x 2.759m (11'1" x 9'1")

Well established dining space with ample room for table and chairs, tying in lounge with access to kitchen via wooden door. UPVC double glazed french doors into conservatory, coved ceiling and radiator.

KITCHEN 3.063m x 4.302m max (10'0" x 14'1" max)

At the centre of the house allowing access to multiple rooms, with the space and potential to develop into the warm heart of the home. Fitted with a range of wall, base and display units with complementary work surface over and tiled to splash back. Incorporating one and a half bowl sink and drainer with mixer tap, intergrated electric fan oven and grill, four ring gas hob with extractor fan over. Integrated fridge freezer and space and plumbing for dishwasher. Wooden framed double glazed window into conservatory, wooden door into dining room and opening into utility area, radiator, tiled flooring.

UTILITY ROOM 1.883m x 1.509m (6'2" x 4'11")

Fitted with a range of wall and base units with complimentary work surface over and tiled to splash back, incorporating strained steel sink and drainer, space and plumbing for washing machine, and space for additional appliance.

CONSERVATORY 2.653m x 7.000m (8'8" x 23'0")

Impressive addition to the property scoping the majority of the rear of the home, UPVC double glazed windows to front and side, UPVC double glazed french doors to rear overlooking patio seating area with attractive shrubs and trees. Polycarbonate roof, 2 radiators, quarry tiled flooring, 2 x wall lights and access into hobby room.

CONVERTED GARAGE/HOBBY ROOM 6.833m x 2.334m (22'5" x 7'8")

Adaptable additional space with the opportunity utilise differently. UPVC double glazed windows to rear and side sharing outlook over garden, wooden door into reception room, coved ceiling, loft access hatch, 2 x radiator, 4 x wall mounted lights and quarry tiled flooring.

RECEPTION ROOM 2.658m x 2.416m (8'9" x 7'11")

Smaller room to front of the property, UPVC double glazed window to front, coved ceiling, quarry tiled flooring.

FIRST FLOOR

LANDING

Loft access hatch, door into airing cupboard with shelving and housing wall mounted gas combination boiler. Wooden doors into;

BATHROOM 1.705m x 1.976m (5'7" x 6'6")

Family bathroom fitted with a white three piece suite comprising W.C, pedestal wash hand basin and bath with overhead shower attachment. Wooden framed doubled obscured glass window to rear, ceramic wall tiles, radiator, extractor fan, vinyl flooring.

MASTER BEDROOM 3.715m x 3.002m (12'2" x 9'10")

Great size double bedroom to the front of the home benefitting from en-suite and four door fitted wardrobe. Wooden framed double glazed window to front, Radiator.

EN SUITE 1.388m to shower x 1.626m (4'7" to shower x 5'4")

Fitted with a white three piece suite comprising enclosed shower cubicle with overhead attachment within, pedestal wash hand basin and W.C. Ceramic wall tiles, extractor fan, radiator, vinyl flooring.

BEDROOM 2 2.967m max x 3.814m max (9'9" max x 12'6" max)

Fantastic second double bedroom to rear of the property overlooking garden, also benefitting from en-suite and built in wardrobes. Wooden framed double glazed window to rear, radiator.

SECOND EN SUITE 1.644m x 1.626m (5'5" x 5'4")

Fitted with a white three piece suite comprising enclosed shower cubicle with overhead attachment within, pedestal wash hand basin and W.C. Wooden framed double glazed window to side, ceramic wall tiles, extractor fan, radiator.

BEDROOM 3 3.174m x 2.170m (10'5" x 7'1")

Smaller double room overlooking rear garden, wooden framed double glazed window to rear, radiator.

BEDROOM 4 2.380m x 3.180m (7'10" x 10'5")

Single room to front of property, wooden framed double glazed window, radiator.

EXTERNAL

FRONT

Front garden laid to lawn with hosting lush mature tree, parking for multiple cars via open access driveway and gated side access to rear.

REAR

Enclosed rear garden set to paving with large patio seating area. Range of mature shrubs and trees and storage shed.

DIRECTIONS:-

From our Sketty showroom proceed along Gower road towards the Uplands, taking the third turning right into Masesfield Way. Follow the road to the right and the property is situated straight ahead.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING:

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.