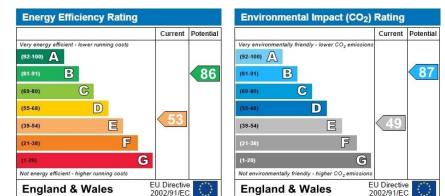




28 Sardis Close, Waunarlwydd SA5 4RZ

Offers in the region of £156,995

A Three Bedroom House Style Semi
Detached Property
Detached Garage and Carport
Immaculate Presentation
Cul-de-Sac Location
EER E 53



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JP/DT/71812/091019

DESCRIPTION

A well presented light and airy semi detached house style property located on Sardis Close, Waunarlwydd. The current owners have resided at the property for over 20 years and have lovingly modernised and redesigned to a high standard.

The accommodation has an entrance porch, hallway, kitchen, dining room, lounge and sun room on the ground floor.

On the first floor are three bedrooms, bathroom and separate WC.

Other benefits include gas central heating, double glazing, modern kitchen, detached garden and carport.

Waunarlwydd village has Primary Schools, shops, amenities and is easy accessible to Gowerton village and Train Station. There is off road parking front and rear gardens.

ENTRANCE PORCH

5'2 x 2'8 (1.57m x 0.81m)
Sliding doors to front, tongue and groove walls, quarry tile floor, wooden door to:

HALLWAY

12'6 x 5'8 (3.81m x 1.73m)
Stairs to first floor, understairs cupboard, half wall tongue and groove, laminate flooring, coved ceiling, door to:

KITCHEN

11'7 x 8'2 (3.53m x 2.49m)
Fitted with a range of cream high gloss wall and base units with wooden roll top work surfaces and an island, fitted 4 ring gas hob with electric oven under and extractor fan over, 1½ bowl stainless steel sink with drainer, space for washing machine, fridge and freezer, window to front, part tiled walls, tiled floor.

LOUNGE

14'2 x 10'9 (4.32m x 3.28m)
Window to front, 2 recesses, wall mounted gas fire with back boiler servicing the domestic hot water and central heating.

DINING ROOM

10'2 x 9'6 (3.10m x 2.90m)
Coved ceiling, wood flooring, double wooden doors opening to:

SUN ROOM

10'7 x 8'9 (3.23m x 2.67m)
Half sloped ceiling, 2 Velux windows, door and window to side, further sliding doors and window to front overlooking the garden, wooden floor.

FIRST FLOOR LANDING

10'2 x 8'7 (3.10m x 2.62m)
Pull down ladder giving access to part boarded attic, fitted laundry cupboard.

BEDROOM ONE

14'7 x 9'8 (4.45m x 2.95m)
Window to front, exposed floorboards, space for wardrobes.

BEDROOM TWO

10'3 x 9'5 (3.12m x 2.87m)
Window to rear, exposed floorboards.

BEDROOM THREE

7'7 x 6'5 (2.31m x 1.96m)
Window to front, painted floorboards, stairwell with pine bed built over.

BATHROOM

6'6 x 5'5 (1.98m x 1.65m)
Frosted window to rear. Suite comprising of bath, glass wash hand basin, tiled walls, tiled floor, coved ceiling,

WC

6'6 x 2'7 (1.98m x 0.79m)
Frosted window to rear, painted floorboards, WC.

EXTERNALLY

There is a garden to the front with a driveway for

approximately 3 vehicles. A **CAR PORT** leads to a **DETACHED GARAGE** with up and over door. The rear garden has a small patio, flowerbeds and a lawn with plants and trees.

SERVICES

VIEWING

By appointment with the selling Agents on 01792 297800 or e-mail killay@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

From our Killay Office, at the mini-roundabout take first left into Goetre Fawr Road which becomes Dunvant Road. At Dunvant Square, take a right into Walters Row which becomes Garrod Avenue passing Gowerton Comprehensive on your left-hand side. Proceed to the junction at the mini-roundabout and turn right onto Sterry Road. At the traffic lights, turn right onto Gorwydd Road which becomes Swansea Road. Continue along until the painted mini-roundabout and turn right into Bryn Road. At the next turning right which is Westwinds Close. Continue along Heol Will George and turn right into Sardis Close where number 28 can be found on the right hand side.