

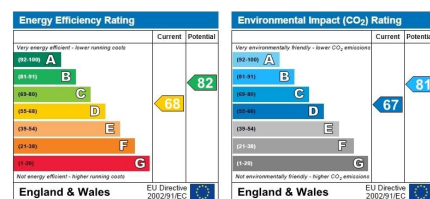


35 Parkway, Sketty SA2 8JQ

Offers in the region of £159,950

**Ideal First Time Purchase Or Investment
Buy**

**Good School Catchment Area For Both
Primary And Secondary Schools
Within Walking Distance Of Local Amenities
EER D68**



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AE/DT/72425/031019

DESCRIPTION

A well presented two bedroom semi-detached property conveniently located close to all local amenities, within walking distance of the local shops and bus routes and in a good catchment area for both primary and secondary schools. Swansea city centre, Swansea University and Singleton Hospital are all easily accessible.

The accommodation comprises of lounge, diner, kitchen, shower room, two double bedrooms and bathroom. The property benefits from double glazing, gas central heating, off road parking, a garage and a pleasant enclosed rear garden.

An ideal first time purchase or investment buy. No chain. EER D68

ENTRANCE HALL

Entered via double-glazed door to front, stairs to first floor, doors leading to:

LOUNGE

18'0 x 15'2 widest (5.49m x 4.62m widest)
Windows to the front and rear. Coved ceiling, double-glazed

DINING ROOM

11'4 x 7'0 (3.45m x 2.13m)
Double-glazed window to the rear. Coved ceiling, under stairs storage,

KITCHEN

17'4 x 5'7 (5.28m x 1.70m)

Fitted with a range of wall and base units with work surface over, integral 4 ring gas hob, built-in electric oven, stainless steel sink and drainer, integral fridge, tiled splash back, double-glazed windows to the front, door to:

REAR LOBBY

Doors to:

SHOWER ROOM

Obscured double glazed window to rear. Low level WC, wash hand basin set in vanity unit and shower cubicle.

FIRST FLOOR LANDING

Double glazed window to side. Coving to ceiling, access to loft.

BEDROOM ONE

15'3 x 8'7 (4.65m x 2.62m)
Double glazed window to front. Fitted wardrobes, coving to ceiling.

BEDROOM TWO

11'4 x 8'8 (3.45m x 2.64m)
Double glazed window to rear. Fitted wardrobes, coving to ceiling.

BATHROOM

6'7 x 6'0 (2.01m x 1.83m)
Double-glazed obscure window to the rear. Fitted with a three piece suite to include low level WC, wash hand basin, panelled bath with shower over,

EXTERNALLY

The front of the property is laid to lawn and has a gated driveway with parking for a number of

vehicles leading to a **DETACHED GARAGE** with power. The rear garden is enclosed and has a patio seating area with mature shrubs and trees.

SERVICES

We are advised that mains services are connected.

VIEWING

By appointment with the selling Agents on 01792 281122 or e-mail sketty@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 Sketty Office, proceed to the traffic lights and continue straight ahead. Continue on the A4118 main Gower Road passing St James Veterinary Group on your left. At the next set of traffic lights, turn left into Parkway where the property is located on the right-hand side identified by our John Francis For Sale board.