



## 52 Llwynmawr Close, Sketty, Swansea, SA2 9HJ

Immaculately presented and well decorated three bedroom detached family home. Set in a fantastic and sought after location benefitting from stunning views of the Mumbles pier and pristine Swansea coastline. Ideally located in close to proximity to the desired Sketty Primary and Olchfa Comprehensive School. Offering easy access to Tycoch Cross, Sketty shops and amenities, Singleton Hospital, Swansea University and the sea front. Making up what has already proven to be a wonderful family home is ample living space via large lounge with opening into dining area, good sized stylish kitchen, handy ground floor cloakroom and access into the internal garage. The first floor provides two great sized double bedrooms and a smaller third, with the two bedrooms to the front offering the best views over the coast. Accompanying is the family bathroom with three piece fitted suite. Externally the home offers off road parking via double driveway and single garage to front, to the rear a fairly private garden split between patio seating area and larger lawn area. Other benefits of the property include gas central heating, UPVC double glazing and the opportunity to develop to suit your living style and needs. A viewing is highly recommended to fully appreciate. EPC = C.

**Asking Price £239,995**

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Entrance via UPVC door with double glazed stained glass panel into;

**HALLWAY**

Welcoming and well presented entrance hall providing access to all lower floor rooms and garage. Stairs to first floor, radiator and under stairs storage.

**LOUNGE/DINING ROOM 7.75m max x 3.51m (25'5" max x 11'6")**

Impressible sized living space with opening into dining room, well decorated and providing a warm and homely feel. UPVC double glazed box bay window to front accompanied by a second window to rear with pleasant outlook over garden, making for a light and airy room. Coved ceiling with inset spotlights, radiator x 2 and ample space for dining table and chairs.

**KITCHEN 3.45m x 2.84m (11'4" x 9'4")**

Modern kitchen fitted with a range of wall and base units with work surface over, tiled to splash back. The units incorporate a stainless steel sink and drainer with mixer tap, space for fridge, separate freezer, electric fan over with 4 ring gas hob with chimney hood over and wall mounted gas Valliant boiler. The spacious kitchen also provides opportunity to develop and easily create more space for additional appliances. A lovely light room with pleasant outlook over private rear garden via a UPVC double glazed window, partnered with a patio door with obscured glass panel to side and tiled flooring.

**CLOAKROOM**

Handy ground floor toilet fitted with a W.C and wall mounted wash hand basin tiled to splash back. UPVC double glazed obscured glass window to front and radiator.

**FIRST FLOOR**

**LANDING**

Light and airy landing space, UPVC double glazed window to side, loft access hatch, door into airing cupboard with shelving and housing hot water tank. Doors to;

**BEDROOM 1 3.40m x 3.20m (11'2" x 10'6")**

Great size double bedroom benefiting from a tremendous and clear view of the Mumbles head and the surrounding Swansea coastline via the UPVC double glazed window to front. Coved ceiling, radiator and ample space for wardrobes.

**BEDROOM 2 3.68m max x 3.20m (12'1" max x 10'6")**

Another great sized double bedroom with again a lovely outlook but this time over the private and well presented rear garden. Coved ceiling, radiator and space for wardrobes.

**BEDROOM 3 2.46m max x 2.21m (8'1" max x 7'3")**

Sharing the same amazing view as bedroom one, radiator and door into a handy integrated storage cupboard.

**BATHROOM**

Contemporary and neutrally decorated bathroom fitted with a white three piece suite comprising W.C, pedestal wash hand basin and bath fully tiled to surround with overhead shower within. UPVC double glazed obscured glass window to rear, ceramic wall tiles and tiled flooring.

**GARAGE**

Accessed from the entrance hall, the garage is a brilliant and handy space, suitable for a small car, storage or workshop. Electric and lighting connected, up and over door and door to rear garden.

**EXTERNAL**

**FRONT**

Open access driveway with space for multiple cars and leading to single garage, two areas laid to lawn and decorative slate bordering the footpath to front door. Gated side access to rear.

**REAR**

Enclosed and fairly private rear garden offering a mix of seating areas and areas laid to lawn. Boasting a large open paved seating area at the foot of the garden and wrapping to side allowing access into kitchen and garage, and shallow steps leading to the fair sized area laid to lawn. Garden has a range of flower bed boarders housing small shrubs and colourful flowers sat on decorative stone.

**DIRECTIONS:-**

From our Sketty Show room proceed up Gower Rd to traffic lights and turn right onto Vivian Road and at mini round about turn left onto Tycoch Road. At traffic lights turn right, take second exit into Llwynmawr Close.

**TENURE:** Freehold

**COUNCIL TAX:** E

**EPC RATING:** C

**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.