



2 Lon Cae Banc, Sketty, Swansea, SA2 9EF

Boasting a highly desirable location within the sought after area of Sketty this light & spacious traditional semi detached property offers modern family living space & impressively stylish interiors. Comprising porch, pleasant hallway & landing areas, lounge, contemporary open plan kitchen/dining/sitting room with French doors leading out to garden, cloakroom, three bedrooms & a charming f/f bathroom. Benefits include Upvc d/g, gas c/h, attractive original features, built in storage, pleasant low maintenance gardens & driveway parking. Within walking distance of local shops, amenities, Gower College & a regular bus service. Offering easy access to Singleton hospital, Swansea Uni, Singleton park & the sea front. Within good school catchment areas. Internal viewing advised to appreciate this beautifully presented & well maintained family home which has been elegantly upgraded. EPC = D.

Asking Price £239,950

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ENTRANCE

Enter via Upvc double glazed glass panel door into:

PORCH 1.803m x 0.660m (5'11" x 2'2")

Upvc double glazed window to front overlooking garden, ornate ceramic floor tiles, wooden glass panel door into:

HALLWAY 3.423m x 2.284m (11'3" x 7'6")

Light and airy welcoming entrance hallway, wooden obscured glass windows into porch, picture rail, staircase to first floor, under stairs storage cupboard, column radiator, opening into kitchen, wood effect flooring, door into:

LOUNGE 4.213m into bay x 3.853m max (13'10" into bay x 12'8" max)

Upvc double glazed bay window to front enjoying a pleasant outlook over garden, ornate ceiling rose, picture rail, alcoves, brick effect feature hearth and backdrop with ornate wood surround, radiator.

Open plan kitchen/dining/sitting room 7.617m ,max x 4.256m max (25'0" ,max x 14'0" max)

An impressive stylish and modern kitchen fitted with a range of wall and base units incorporating work surface over, set in 1 ½ bowl ceramic sink and drainer with mixer tap, built in electric stainless steel oven and grill with set in four ring induction hob with extractor hood over, plumbed for washing machine and dishwasher, space for tall standing fridge/freezer, breakfast bar, inset ceiling spotlights, picture rail, Upvc double glazed windows to front and side, ornate ceramic splash back tiles, Upvc double glazed French doors to rear opening out into garden, feature brick effect hearth and backdrop with wooden mantel, handy built in storage cupboard, two vertical column radiator, wood effect flooring, folding wood panelled door into:

CLOAKROOM 2.230m max x min (7'4" max x min)

Inset ceiling spotlights, extractor fan, wall mounted wash hand basin with stainless steel mixer tap and ceramic splash back tiles, door leading to low level WC, built in cupboard housing wall mounted gas combination boiler, wood effect flooring.

FIRST FLOOR

LANDING

Pleasant open landing area with a Upvc double glazed window to side enjoying an internal original wooden obscured stained glass feature window, picture rail, doors off to:

BEDROOM 1 4.344m into bay x 3.534m max (14'3" into bay x 11'7" max)

Upvc double glazed window to rear boasting an attractive far reaching outlook over Tycoch,

picture rail, alcoves, radiator.

BEDROOM 2 4.256m x 3.340m max (14'0" x 10'11" max)

Upvc double glazed bay window to front, picture rail, alcoves, radiator.

BEDROOM 3 2.612m x 2.332m (8'7" x 7'8")

Upvc double glazed window to front, picture rail, radiator.

BATHROOM 2.283m x 1.882m (7'6" x 6'2")

Attractive bathroom comprising white three piece suite with a low level WC, pedestal wash hand basin and claw foot style bathtub with central stainless steel mixer tap, glass modesty screen and mixer shower over with hand held attachment, loft hatch, extractor fan, high gloss ceramic wall tiles, Upvc double glazed obscured glass window to rear, column radiator with towel rail, ornate ceramic floor tiles.

EXTERNAL

FRONT

Gated access into a pleasant front garden enjoying a variety of attractive shrubs, trees and bushes. Driveway parking with decorative stone.

REAR

A good size, low maintenance patio rear garden with a pleasant decked seating area, access leading to handy wooden storage shed.

DIRECTIONS:-

From our Sketty showroom proceed to the traffic lights on Gower Road and turn right onto Vivian Road. At the mini-roundabout turn left onto Tycoch road and take the next turning left into Lon Cae Banc. The property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: E

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.