

**NEW  
INSTRUCTION**



## **26 Glan Yr Afon Gardens, Sketty SA2 9HY**

**Offers in the region of £265,000**

Traditional Semi Detached Family Home  
Details Planning Permission To Extend  
Larger Than Average Plot  
No Chain  
EER: D60

**AO/RO/67712/041119**

## **DESCRIPTION**

A traditionally built semi-detached property situated in this much sought after cul-de-sac location close to all the local amenities Sketty has to offer. The property is in a good catchment area for both primary and secondary schools, and is conveniently located close to Singleton Hospital, Swansea University with it's new bay campus and Singleton Park.

The property has been tastefully modernised by the current owners yet retains many original features and offers spacious and bright accommodation. In addition it benefits from detailed planning permission to for a single storey rear extension and full loft conversion with two dormers.

The property occupies a larger than average plot, the rear garden enjoys an abundance of mature shrubs and trees with a large level lawn and patio area, and to the front is a single garage and driveway parking for a number of vehicles.

There is no onward chain.  
EER D60

## **HALLWAY**

Entered via double glazed composite front door. There is a triple glazed window to side which is fitted with replica stained glass. Parquet flooring, picture rail and two understairs storage cupboards. Stairs to first floor.

## **LOUNGE**

16'2 (into bay) x 12'8 (4.93m (into bay) x 3.86m)  
Modern log burner with granite hearth, large triple glazed bay window to front. Picture rail.

## **DINING ROOM**

16'2 (into bay) x 12'8 (4.93m (into bay) x 3.86m)  
Oak surround and mantle with inset modern log burner and

granite hearth. Double glazed bay window to rear, plate rail.

## **KITCHEN**

9'3 x 7'8 (2.82m x 2.34m)  
Fitted with a range of wall and base units with co-ordinating worksurfaces. Integrated five ring Neff gas hob and Neff double oven. Space for fridge/freezer and plumbing for dishwasher. Tiled walls and double glazed window to side. Door leading to;

## **UTILITY ROOM**

Fitted with a base drawer unit with worksurface. Plumbing for washing machine, windows to side and rear. Door leading to rear garden.

## **FIRST FLOOR LANDING**

Feature triple glazed window fitted with replica stained glass. Picture rail, loft access.

## **BEDROOM ONE**

16'9 x 12'8 (5.11m x 3.86m)  
Cast iron period fireplace, fitted wardrobes, bay to rear with triple glazed french doors and windows to sides. Picture rail.

## **BEDROOM TWO**

16'9 x 12'8 (5.11m x 3.86m)  
Cast iron fireplace, large triple glazed bay window to front. Picture rail.

## **BEDROOM THREE**

7'9 x 7'2 (2.36m x 2.18m)  
Triple glazed window to front, picture rail.

## **BATHROOM**

7'8 x 6'4 (2.34m x 1.93m)  
Two piece modern suite in white comprising panel bath and wash hand basin. Fully tiled walls and obscured triple glazed window to rear. Airing cupboard housing combination boiler.

## **SEPARATE W.C.**

Low level w.c, fully tiled walls. Triple glazed obscured window to side.

## **EXTERNALLY**

To the front of the property is a large driveway providing off road parking for a number of vehicles and leading to the

single garage. Gated side access. The rear garden is larger than average, there is a level lawn, patio area and abundance of mature shrubs and trees. Outside w.c., log store and large garden shed.

## **SERVICES**

We are advised that mains services are available.

## **AGENT'S NOTE**

There is detailed planning permission for a single storey rear extension and loft conversion with two dormers. All details can be viewed at <https://www.swansea.gov.uk/planningsearch> under Planning Consent Number 2017/2226/FUL.

## **VIEWING**

By appointment with the selling Agents on 01792 281122 or e-mail [sketty@johnfrancis.co.uk](mailto:sketty@johnfrancis.co.uk)

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **FACEBOOK & TWITTER**

Follow us on twitter  
@JohnFrancisSket or on facebook [www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## **TENURE**

We are advised that the property is Freehold

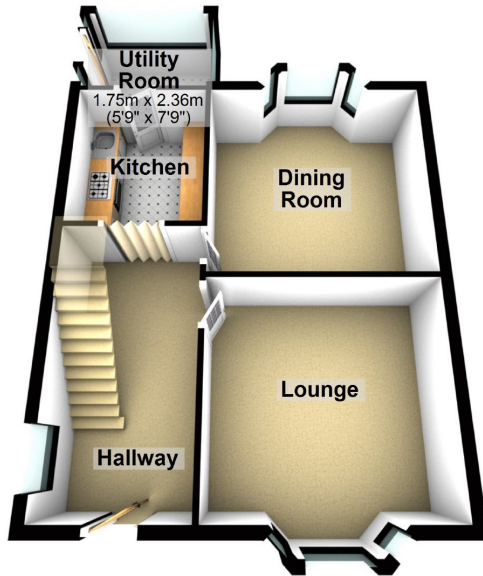
## **GENERAL NOTE**

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.

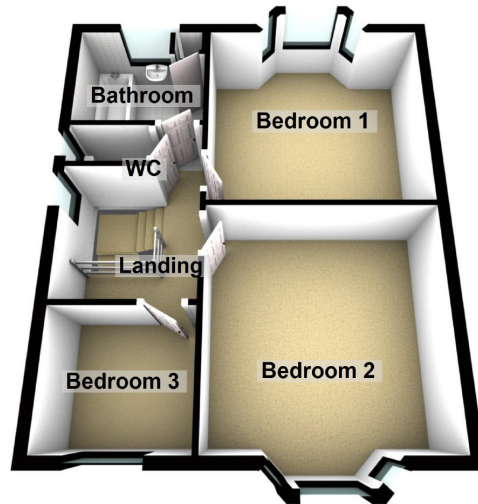
## **DIRECTIONS**

From our office in Sketty proceed to the traffic lights and continue straight ahead in the direction of Killay. Take the second left turning into Glan Yr Afon Gardens and proceed to the bottom of the cul-de-sac where the property is located on the left hand side identified by our for sale board.

Ground Floor



First Floor





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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		83
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		60
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

John.  
Francis