



22 Sketty Avenue, Sketty, Swansea, SA2 0TE

A wonderfully light and spacious four bedroom family home situated within a highly desirable location at the heart of the sought after area of Sketty. This attractive, beautifully presented Edwardian semi was built in 1904 has an abundance of charm and character including high ceilings and original features. Providing over 1,600 sq. ft. of accommodation arranged over three floors, this spacious property offers the ideal family living space and benefits from an elevated position with stunning open views over Mumbles Head and Gower. Comprising entrance porch, welcoming hallway, cloakroom, lounge, sitting room, dining room, stylish kitchen, four good size bedrooms, family bath/shower room and second floor master suite with en-suite, the property benefits from uPVC d/g, gas c/h, wood burner, white tier on tier window shutters & an attractive 100ft fully enclosed west-facing rear garden benefitting from spectacular sunsets all year round. Sketty Avenue is a popular location close to Singleton Hospital and Swansea University and is conveniently placed for the amenities of Sketty Cross including award-winning restaurants, Post Office, chemist, medical centre, dentist, bakery, local Sainsbury's supermarket, cafés and more. The 250-acre Singleton Park and its walled botanical gardens is a 5 minute walk via the walkway at the bottom of the road and the sea front is a pleasant 20 minute walk via the park. Within good school catchments. Viewing is essential to appreciate the quality and standard this versatile family home offers. EPC = D.

Asking Price £319,950

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ENTRANCE

Enter via composite door into:

PORCH 2.245m x 1.203m (7'5" x 3'11" (0.05m x 0.03m (2.26m x 1.19m)

Light entrance porch, ornate ceramic floor tiles, uPVC double glazed obscured glass windows to front and side, uPVC double glazed obscured glass panel door to rear providing through access to the garden/rear, original Edwardian stained glass solid wood panel door into:

HALLWAY

Welcoming hallway, original Edwardian coving, ornate archway, picture rail, dado rail and skirtings, period staircase to first floor, built in under stairs storage cupboard, radiator, original solid wood panel doors with period architraves to:

LOUNGE 4.950m into alcove x 4.120m into bay (16'3" into alcove x 13'6" into bay)

Sizeable lounge, built in multi-fuel woodburning stove with original brick recess and natural slate hearth, attractive uPVC double glazed bay window with views to front garden and white tier on tier shutters, original Edwardian coving, picture rail and skirtings, alcoves with solid oak natural edge shelving, radiator.

SITTING ROOM 3.025m x 2.997m (9'11" x 9'10")

Exposed pine wooden floorboards, original Edwardian coving, picture rail and skirtings, uPVC double glazed window to side, radiator.

CLOAKROOM 1.701m x 0.708m (5'7" x 2'4")

Contemporary downstairs cloakroom comprising low level WC, countertop unit wash hand basin with chrome finish mixer tap, inset ceiling spotlights, extractor fan, neutral grey contemporary ceramic wall and floor tiles.

DINING ROOM 4.977m x 3.061m into alcove (16'4" x 10'0" into alcove)

:Real solid oak wooden flooring, uPVC double glazed window to rear offering an attractive far reaching leafy green outlook, original picture rail, stylish drop down pendant lighting, alcoves, uPVC double glazed window to side aspect, radiator, door into:

KITCHEN 4.100m x 3.197m (13'5" x 10'6")

Bespoke shaker-style kitchen fitted with a range of wooden wall and base units incorporating granite work top, set in 1 1/2 stainless sink with drainer, built in electric double oven and grill with set in four ring induction hob with splash back and extractor hood over, integrated washing machine, dishwasher and microwave, space for tall standing fridge/freezer, two double glazed velux skylights, inset ceiling spotlights, uPVC double glazed windows to side and rear aspect offering impressive far reaching woodland views towards Sketty, Clyne Valley and Cefn Bryn, natural stone floor tiles, uPVC double glazed obscured glass panel door to rear leading out to garden, radiator. Opportunity to create combined kitchen dining room to suit preference.

FIRST FLOOR

LANDING

Staircase to second floor, original solid wood panel doors with period architraves off to:

BEDROOM 1 (DOUBLE) 4.982m x 3.20m (16'4" x 10'6")

UPVC double glazed window to front aspect with white tier on tier shutters, original Edwardian coving, picture rail and skirtings, alcoves, uPVC double glazed obscured glass window to side aspect, radiator.

BEDROOM 2 3.061m x 3.033m (10'0" x 9'11")

Original Edwardian coving, picture rail and skirtings, cupboard housing wall mounted high efficiency Worcester Bosch Greenstar gas combi boiler with protective filter (installed 2016) with storage below, uPVC double glazed window to side aspect, radiator.

BEDROOM 3 (DOUBLE) 4.953m x 2.347m (16'3" x 7'9")

Two uPVC double glazed windows to rear aspect enjoying a superb far-reaching outlook over Sketty, Clyne Valley and Cefn Bryn, original picture rail, Edwardian-style skirtings, bespoke wooden fitted wardrobes and shelving offering ample storage space, radiator.

FAMILY BATH/SHOWER ROOM 3.166m x 1.806m (10'5" x 5'11")

Contemporary, traditional-style family bathroom with Roper Rhodes fixtures and fittings comprising low level traditional WC, countertop unit wash hand basin with chrome finish mixer tap, mirror storage cabinet, free standing claw foot roll top bath with central chrome finish traditional-style bath

mixer with ceramic handled shower handset, large walk-in low profile shower with exposed dual function shower valve with fixed rainfall shower head and ceramic handset, white ceramic metro wall tiles, reed & bead panelling, Edwardian-style dado rail and skirtings, traditional-style column radiator with towel rail, water resistant Quick-Step luxury vinyl wood effect flooring, uPVC double glazed obscured glass window to side aspect.

SECOND FLOOR

LANDING

Loft access hatch, door into:

BEDROOM 4 (MASTER SUITE/DOUBLE) 4.489m x 3.300m max (14'9" x 10'10" max)

Double glazed velux windows to side and rear aspect enjoying beautiful panoramic views across Swansea Bay, Clyne Valley and Cefn Bryn, exposed wooden ceiling beams, multiple built-in eaves storage cupboards, radiator, opening into:

SITTING ROOM/DRESSING AREA 4.34m x 3.30m max (14'3" x 10'10" max)

Double glazed velux windows to front and side aspect boasting attractive sea views across Swansea Bay and Mumbles Head, exposed wooden ceiling beams, in-built eaves storage cupboard, radiator, door into:

EN SUITE 1.701m x 1.850m (5'7" x 6'1")

White modern three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, step in shower cubicle with electric shower, mirror storage cabinet, inset ceiling spotlights, extractor fan, uPVC double glazed obscured glass window to side aspect, neutral ceramic wall tiles with mosaic effect border tiles, neutral ceramic floor tiles, wall mounted vertical towel radiator.

EXTERNAL

FRONT

Gated access leading to a pleasant low maintenance front garden with established flower bed and sea views over Mumbles. .

REAR

100ft west-facing fully enclosed rear garden benefitting from all day sun and boasting a pleasant laid to lawn area with mature bush borders offering an abundance of attractive shrubs and trees, wooden storage shed, large lower patio area perfect for BBQs and entertaining with additional wooden storage shed and log store, further upper patio area also perfect for alfresco dining, external tap, lovely open aspect with far reaching woodland views towards Sketty, Clyne Valley and Cefn Bryn and enjoying spectacular sunsets all year round.

The property benefits from access to the rear lane and the existing hardstanding offers the opportunity to develop off-road parking and/or an electric vehicle charging point.

The owners advise that due to the nature of the road (houses only on one side), Sketty Avenue enjoys ample on-street parking.

DIRECTIONS:-

From our Sketty Office proceed up Gower Road turning right onto Eversley Road and take second left onto Sketty Avenue and the property can be found on your left hand side.

TENURE: Freehold

COUNCIL TAX: F

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.