



9 Dunraven Road, Sketty, Swansea, SA2 9LG

Surprisingly spacious & extended traditional style three bedroom semi-detached property located in the popular area of Tycoch. This lovely family home consists of welcoming hallway, lounge, large extended dining room/ sitting room, conservatory, kitchen and cloakroom to ground floor with two large double bedrooms, single bedroom, bathroom & separate w.c. to the first floor. The benefits include Upvc DG, gas central heating, traditional features, ample living space, driveway parking, single detached garage and fully enclosed level garden offering patio seating area and laid to lawn. This lovely home would make an ideal family home, first time buy or investment offering easy access to Tycoch Square, Sketty Cross, Singleton Hospital, Swansea Uni and the Seafront. Well located near shops and amenities. Olchfa school catchment area. NO UPWARD CHAIN. EPC - D.

Asking Price £245,000

90 Gower Road, Sketty, Swansea, SA2 9BZ
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ENTRANCE

Enter via UPVC double glazed door into:-

PORCH

UPVC double glazed windows to side, UPVC double glazed obscure glass door into:-

HALLWAY

Coving, Staircase to first floor, radiator, wood effect flooring, doors off to

CLOAKROOM

Fitted with a modern two piece suite comprising low level WC, wall mounted wash hand basin, extractor fan, ceramic splashback tiles, tiled flooring.

LOUNGE 4.146m into bay x 3.482m into alcove (13'7" into bay x 11'5" into alcove)

UPVC double glazed bay window to front, coving, picture rail, dated gas fire with tiled hearth, backdrop and mantelpiece, radiator.

DINING ROOM/SITTING ROOM 7.134m x 2.885m (23'5" x 9'5")

Partial coving, partial picture rail, dated gas fireplace with tiled hearth, backdrop and mantelpiece, two radiators, UPVC double glazed door into kitchen, wood effect flooring, wooden glass panel double doors opening into

CONSERVATORY 2.880m x 1.941m (9'5" x 6'4")

Fully UPVC double glazed, UPVC double doors opening out into garden, radiator, wood effect flooring

KITCHEN 6.072m x 2.102m (19'11" x 6'11")

Fitted with a range of white gloss wall and base units with work surfaces over, set in stainless steel sink and drainer, built in electric oven and grill, four ring electric hob with integrated extractor hood over, space for tall standing fridge freezer, plumbed for washing machine, two UPVC double glazed windows to side, ceramic splash back wall tiles, radiator, tiled flooring, UPVC double glazed door and window to rear.

FIRST FLOOR

LANDING

UPVC double glazed obscure glass window to side, coving, radiator, loft hatch, doors off to:-

BEDROOM 1 4.974m x 3.190m (16'4" x 10'6")

UPVC double glazed bay window to rear, coving, feature fireplace, radiator.

BEDROOM 2 4.105m x 3.181 (13'5" x 10'5")

UPVC double glazed window to front, feature fireplace, radiator.

BEDROOM 3 2.111m x 2.103m (6'11" x 6'11")

UPVC double glazed window to side, coving, picture rail.

BATHROOM 2.094m x 2.048 (6'10" x 6'9")

Fitted with a two piece suite comprising pedestal wash hand basin, double shower cubicle with electric shower over, wall mounted folding seat, built in storage cupboard housing wall mounted gas boiler, UPVC double glazed obscure glass window to rear, ceramic wall tiles, radiator.

SEPARATE W.C.

Fitted with a low level WC, UPVC double glazed obscure glass window to side, ceramic splashback wall tiles

EXTERNAL

FRONT

Open access onto driveway parking, laid to lawn area with pretty shrubs and bushes, steps leading to entrance, gated side access to single garage

REAR

Fully enclosed rear garden with patio seating area, small laid to lawn area, shed, greenhouse, abundance of pretty shrubs and bushes, access into garage.

DIRECTIONS:-

From our Sketty office proceed up Gower Rd continuing straight ahead at traffic lights. Take the right onto Glan Yr Afon and second left onto Dunraven Rd and the property can be found on your 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.