



## **17 Parkview Terrace, Sketty SA2 9AN**

**Offers in the region of £229,950**

Mid Terrace Victorian Property Built 1905

Spacious Lounge/Dining Room

Utility Room

Garage To Rear Providing Off Road Parking

EER TBC

## DESCRIPTION

A very well presented mid terrace Victorian property situated in this fabulous central Sketty location within walking distance of all the amenities Sketty has to offer as well as the local Comprehensive School, doctors surgery, Singleton Hospital, Singleton Park and bus routes. Swansea University with it's new bay campus is just a short drive away.

The property offers light and bright accommodation with a spacious 25' lounge/dining room, a useful utility room and rather unusually for a property in this location the added benefit of a detached garage situated to the rear of the property.

This house is a delightful example of a Victorian property and internal viewing is highly recommended. There is no onward chain.

EER TBC

## ENTRANCE PORCH

Entered via double glazed front door, half tiled walls and ceramic tiled floor.

## HALLWAY

A welcoming hallway with original ornate feature coving, picture rail and dado rail. Stairs leading to first floor. Doors to;

## LOUNGE/DINING ROOM

25'8 x 10'7 dining area narrowing to 8'3 (7.82m x A lovely bright room with a double glazed bay window to the front, fireplace with electric fire and display shelved recesses. Ceiling coving and glazed door to rear.

## KITCHEN

Fitted with a good range of wall and base units with gas oven and hob. Dishwasher and space for fridge freezer. The floor is tiled and has underfloor heating, tiled splashbacks and a double glazed window to the side.

## REAR PORCH

Ceramic tiled floor and external door leading to the rear garden.

## UTILITY ROOM

A very useful utility room with w.c. and wash hand basin. Boiler, plumbing for automatic washing machine and plenty of space for additional white goods. Double glazed window to side.

## FIRST FLOOR LANDING

Split level landing, picture rail.

## BATHROOM

9'3 x 9'2 (2.82m x 2.79m) Fitted with a four piece suite in white comprising panel bath, walk-in shower cubicle, wash hand basin set in vanity unit and low level w.c. There is a large airing cupboard providing plenty of storage. Tiled walls, double glazed window to rear.

## BEDROOM 1

15'11 (into alcove) x 13' (4.85m (into alcove) x A lovely spacious room with double glazed bay window to the front, ceiling coving.

## BEDROOM 2

12'2 x 9'5 (into alcove) (3.71m x 2.87m (into Double glazed window to rear.

## ATTIC BEDROOM 3

11'7 x 11'4 (3.53m x 3.45m) A lovely light room with two Velux windows. Built in wardrobe, built in drawer storage and further eaves storage. Ceiling spotlights.

## EXTERNALLY

There is a small front garden in keeping with the age of the property, to the rear is a very pleasant and low maintenance garden with stepping stones, and artificial lawn and decked seating area. There is pedestrian access to the double detached garage.

## SERVICES

We are advised that mains services are connected.

## 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  
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## TENURE

We are advised that the property is Freehold

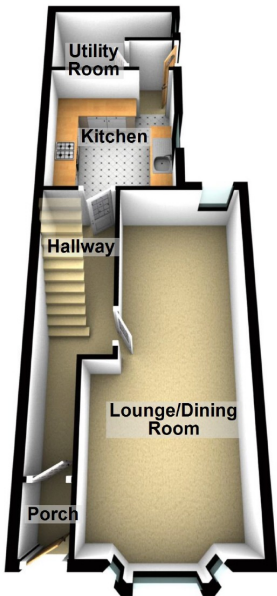
## GENERAL NOTE

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.

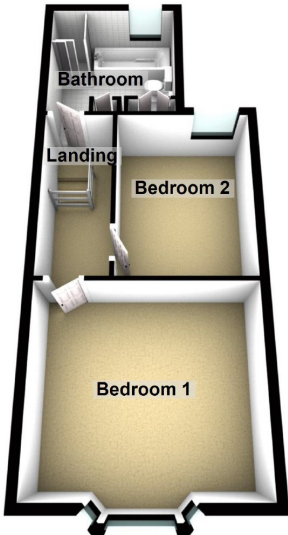
## DIRECTIONS

From our office in Sketty proceed to the traffic lights (in the direction of the Uplands) and turn right onto De La Beche Road, take the first right onto Cory Street and the first left onto Parkview Terrace where the property is located on the right hand side identified by our for sale board.

Ground Floor



First Floor



Second Floor





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**John.**  
**Francis**