



49 Dunraven Road, Sketty, Swansea, SA2 9LQ

Beautifully bright and spacious traditional style three bed semi-detached property located at the heart of Sketty. It offers easy access to local amenities, Sketty Cross, Tycoch Square, Killay and within walking distance to great school catchments. This lovely family home briefly comprises of Lounge, dining room & kitchen to ground floor with three bedrooms, bathroom and separate WC to first floor. The many benefits include Upvc DG, gas central heating, fantastic traditional features, great condition, driveway parking, garage and fully enclosed well maintained family friendly rear garden. It would make an ideal first time buy, family home or investment. Viewing is highly recommended to appreciate this homes bright and clean appearance, spacious layout and superb location. EPC = D.

Asking Price £239,950

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

UPVC double glazed stain glass window and door into:-

HALLWAY

Staircase to first floor, picture rail, UPVC double glazed stain glass window to side, large understairs storage cupboard, radiator, wooden floor, doors off to:-

LOUNGE 4.702m into bay x 3.782m into alcove (15'5" into bay x 12'5" into alcove)

UPVC double glazed bay window to front, ceiling rose, picture rail, wall mounted electric fire, radiator.

DINING ROOM 4.852m into bay x 3.586m into alcove (15'11" into bay x 11'9" into alcove)

UPVC double glazed bay window to rear, ceiling rose, coving, set in coal effect gas fireplace with marble affect hearth, backdrop and surround, radiator, wood effect flooring.

KITCHEN 2.811m x 2.234m (9'3" x 7'4")

Fitted with a range of modern wall and base units with work surface over, set in 1½ sink drainer ,integrated electric oven, four ring induction hob with integrated extractor hood over, Worcester Bosch boiler, plumbed for washing machine, space for fridge, integrated freezer, UPVC double glazed obscure glass window to side, inset ceiling spotlights, coving, ceramic splash back wall tiles, UPVC double glazed window and door to rear, tiled flooring.

FIRST FLOOR

LANDING ` ()

UPVC double glazed stain glass window to side, ceiling rose, picture rail, loft hatch, doors off to:-

BEDROOM 1 5.214m max x 3.225m (17'1" max x 10'7")

UPVC double glazed bay window to rear, picture rail ,radiator.

BEDROOM 2 4.733m into bay 3.264m (15'6" into bay 10'8")

UPVC double glazed bay window to front, picture rail, radiator.

BEDROOM 3 2.440m x 2.162m (8'0" x 7'1")

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

BATHROOM 2.217m x 1.977m (7'3" x 6'6")

Fitted with a modern three-piece suite comprising modern 'roca' wash hand basin with vanity unit, panelled bath, walk in corner shower cubicle with overhead stainless steel shower, UPVC double glazed obscure glass window to rear, coving, inset ceiling spotlights, ceramic splash back wall tiles, modern chrome towel radiator, tiled flooring.

SEPERATE W.C.

Low-level WC, UPVC double glazed obscure glass window to side, ceramic splashback wall tiles.

EXTERNAL

FRONT

Open access onto driveway parking leading to garage and entrance, well maintained laid to

lawn area.

REAR

Fully enclosed family friendly laid to lawn rear garden with abundance of pretty floral trees and bushes small patio seating area gated side access onto driveway

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:



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.