



## 211 Gower Road, Sketty, Swansea, SA2 9JJ

Very well maintained and surprisingly spacious modern ground floor apartment situated in an easily accessible location off Gower Road. This lovely property briefly comprises of welcoming hallway, open plan kitchen/lounge/diner, two double bedrooms, en-suite & bathroom. The many benefits include Upvc DG, gas central heating, large built in wall length wardrobes, storage facilities, julliet balcony, modern decor throughout, more than ample living space, quiet cul-de-sac location & two allocated parking spaces. It offers easy access to local amenities, Sketty, Killay, Swansea Uni, Singleton Hospital & Park. This apartment would make an ideal home. Viewing is recommended to admire its spacious layout, modern and clean appearance and great location. EPC = C.

## Best Offers Over £150,000

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

Enter via steel fire door into:-

## HALLWAY

Large built-in storage cupboard, radiator, sealed flooring, solid wood fire doors off to:-

**Open plan Lounge/diner/kitchen 7.165m x 5.448m (23'6" x 17'11")**

## LOUNGE/DINER

UPVC double glazed window to rear, inset ceiling spotlights, two radiators, UPVC double glazed patio doors opening onto a Juliet balcony.

## KITCHEN

Fitted with a range of modern 'Smeg' kitchen units with work surface over, inset stainless steel sink and drainer, integrated 'Smeg' electric oven with four ring gas hob and extractor hood over, integrated tall standing fridge freezer, dishwasher, wash/dryer & coffee machine, Wall mounted gas combi boiler, UPVC double glazed window to front, inset ceiling spotlights, sealed flooring.

**BEDROOM 1 4.115m x 3.495m (13'6" x 11'6")**

UPVC double glazed window to side, inset ceiling spotlights, radiator, built in triple wall length wardrobes, door into

**BEDROOM 2 4.13m x 3.01m (13'7" x 9'11")**

UPVC double glazed window to front, radiator

## EN SUITE

Fitted with a modern white three-piece suite comprising low-level WC, pedestal wash hand basin, shower cubicle with overhead shower, UPVC double glazed obscure glass window to rear, extractor fan, inset ceiling spotlights, ceramic splashback wall tiles, towel radiator, sealed flooring

**BATHROOM 2.098m x 1.754m (6'11" x 5'9")**

Fitted with a modern three-piece suite comprising low-level WC, wash hand basin with vanity unit, panelled bath with overhead shower, UPVC double glazed obscure glass window to rear, extractor fan, inset ceiling spotlights, ceramic splashback wall tiles, towel radiator, shaver point, sealed flooring

## EXTERNAL

Decorative communal gravelled area with attractive bushes, one allocated and one visitor parking

## N.B.

Tenure: Leasehold for a term of 125 years from 2009

Ground Rent: £10 per annum

## DIRECTIONS:-

From our Sketty Office proceed through the traffic lights on Gower Road towards Killay. The property can be found on the left hand side.

**TENURE:** Leasehold

**COUNCIL TAX:** D

**EPC RATING:** C

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 299655



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.