



19 Beaconsfield Way, Sketty, Swansea, SA2 9JP
Asking Price £219,950

Set within a quiet cul de location within the sought after location of Sketty this beautifully well maintained and surprisingly spacious semi detached property boasts light and airy living space. Comprising a lounge & kitchen/dining room to ground floor with a further three bedrooms and a bathroom to first floor. Benefits include uPVC double glazing, gas central heating, ample built in storage facilities, tasteful and well maintained decor throughout, low maintenance and fully enclosed rear garden, driveway parking and detached single garage. Within close walking distance to Parklands Primary and Olchfa Comprehensive Schools and a short drive away from Swansea University, Singleton Hospital/Park and the sea front. This lovely home would make an ideal first time buy, investment or downsize property. Internal viewing is advised to appreciate its immaculate condition, spacious layout & quiet and family friendly location. EPC = D.

Asking Price £219,950



Entrance

Enter via uPVC double glazed obscure glass door and window into:

Hallway

Staircase to first floor, coving, small storage cupboard, wood effect laminate flooring, door into:

Lounge 4.4m x 3.93m (14'5" x 12'11")

UPVC double glazed window to front, coving, two wall lights, inset coal effect gas fire with marble effect hearth,

backdrop and surround, under stairs storage cupboard, radiator, wood effect laminate flooring, door into:

Kitchen/Dining Room 4.86m x 2.94m (15'11" x 9'8")

Fitted with a range of wall and base units with work surface over, set in 'Belfast' style sink and drainer, free standing electric cooker with extractor hood over, space for tall standing fridge freezer, plumbed for washing machine, coving, ceramic splash back wall tiles, radiator, vinyl floor covering, two uPVC double glazed windows to rear and side, uPVC double glazed obscure glass door to rear.

First floor

Landing

UPVC double glazed obscure glass window to side, loft hatch, coving, built in storage cupboard, doors off to:

Bedroom 1 3.41m x 3.00m (11'2" x 9'10")

UPVC double glazed window to rear, coving, large built in wardrobes, radiator.

Bedroom 2 3.28m x 2.98m (10'9" x 9'9")

UPVC double glazed window to front, coving, radiator.

Bedroom 3 2.26m x 1.82m (7'5" x 6'0")

UPVC double glazed window to front, coving, radiator.

Bathroom 1.87m x 1.79m (6'2" x 5'10")

Fitted with a white three-piece suite comprising low-level WC, pedestal wash hand basin, panelled bath with overhead electric shower, coving, ceramic splash back wall tiles, radiator, tiled flooring, uPVC double glazed obscure glass window to rear.

External

Front

Open access onto paved driveway leading to entrance with beautifully maintained laid to lawn area.

Rear

Fully enclosed low maintenance patio rear garden with decorative tiled area and gated side access.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: EPC - TBC

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL:

