



237 Gower Road, Sketty, Swansea, SA2 9JL  
Asking Price £169,950

Very impressive and beautifully modernised mid-terrace cottage situated in a very secluded/private area within Sketty. This attractive home offers plenty of character with great attention to detail and briefly comprises of open plan lounge/diner & kitchen to ground floor with two sizeable bedrooms & bathroom to first floor. The many benefits to this property are Upvc DG, gas central heating, beautiful original stone walls, ample storage, modernised through out, sizeable living space, great secluded off road location & very sweet low maintenance garden. It offers great local school catchments and easy access to Sketty, Killay, Mumbles, Singleton hospital and Park, Swansea University and the sea front. Viewing is highly recommended to admire this beautiful homes great attention to detail, immaculate condition and great character throughout. It would make an ideal first time buy, investment or just a property to downsize into. EPC - D

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**Entrance**

Enter via uPVC double glazed obscure glass panel door into

**Lounge/Diner 6.586m x 3.722m (21'7" x 12'2")**

UPVC double glazed window to front, original beams, staircase to first floor, alcoves, feature fireplace with stone surround and wooden mantle piece, ample under stairs storage, two radiators, wood effect laminate flooring, opening into:-

**Kitchen 4.013m x 2.442m (13'2" x 8'0")**

Fitted with a range of modern wall and base units with solid wood work surface over, set in 1½ sink and drainer with stainless steel spring mixer tap over, integrated electric oven, 5 ring gas hob with extractor hood over, integrated fridge/freezer & dishwasher, plumbed for washing machine, wall mounted gas combi boiler, small breakfast bar, uPVC double glazed window to rear, inset spotlights, ceramic splash back tiles, radiator, wood effect laminate flooring, uPVC double glazed obscure glass door to rear.

**FIRST FLOOR**

**Landing**

Doors off to:-

**Bedroom 1 3.756m x 3.067m (12'4" x 10'1")**

UPVC double glazed window to front, radiator.

**Bedroom 2 3.035m x 1.931m (10'0" x 6'4")**

UPVC double glazed window to rear, built in storage cupboard, radiator, wood effect flooring.

**Bathroom 2.598m x 1.995m (8'6" x 6'7")**

Fitted with a four piece suite comprising low level wc, pedestal wash hand basin, panelled bath, shower cubicle with over head shower, uPVC double glazed obscure glass window to rear, loft hatch, coving, ceramic splash back wall tiles, radiator, vinyl floor covering

**EXTERNAL**

**Front**

Gated access to shared pathway leading to entrance, gated access onto very pleasant low maintenance rear garden with decorative gravelled seating area, an abundance of well kept floral trees and bushes with green house

**Rear**

Gated access to small shared courtyard leading to rear entrance with shared bin store.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC** EPC - D

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

