



## Vivian House, Myrtle Grove, Sketty, Swansea, SA2 0SH

Vivian House occupies a superb acre of land within a desirable & sought after area. Boasting a beautiful mature garden set within a historic walled garden with swimming pool, sauna, utility room, greenhouse & large billiard/games room. This unique & deceptively spacious detached property boasts incredibly bright & versatile living space throughout & offers a great opportunity for a family home being within excellent school catchments. Comprising to the g/f porch, lounge, kitchen/breakfast room, formal dining room, sitting room & shower room. The f/f offers four bedrooms, study & family bath/shower room. Benefits include d/g, gas c/h, ample storage space, double garage with electric operated door & driveway parking. Within easy access of Singleton hospital, Swansea Uni, Singleton park & local shops & amenities at Sketty Cross. No upward chain involved. Internal viewing essential to appreciate this one of a kind property. EPC = F.

**Asking Price £775,000**

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#### ENTRANCE

Enter via hardwood double doors into:-

#### PORCH 1.880m x 1.046m (6'2" x 3'5")

Double wooden doors opening into porch area with internal glass door.

#### HALLWAY

Welcoming hallway, ornate coving, staircase to first floor, two built in understairs storage cupboards, two radiators, doors off to:-

#### LOUNGE 6.099m x 3.999m (20'0" x 13'1")

Sizeable lounge with hardwood double glazed floor to ceiling windows to side and rear enjoying a delightful outlook over garden, ornate coving, wall lights, marble fire surround, two radiators.

#### KITCHEN/BREAKFAST ROOM 6.151m max x 3.963m max (20'2" max x 13'0" max)

Fitted with a range of wooden wall and base units incorporating tiled work surface over, set in sink and drainer with mixer tap, built in "Imperial" oven with matching set in four ring hob with extractor hood over, additional set in Miele induction hob with extractor hood over, built in "Imperial" microwave oven, integrated fridge, freezer and dishwasher, coving, hardwood double glazed window to front and side, wood panelled door to front leading out to garden, ceramic splash back tiles, radiator, ceramic floor tiles, doors off to:-

#### FORMAL DINING ROOM 7.192m into alcove x 3.996m max (23'7" into alcove x 13'1" max)

Hardwood double glazed bay window to side, large hardwood double glazed floor to ceiling windows to rear boasting a beautiful leafy green outlook over garden with attractive views over swimming pool, coving, wall lights, three radiators.

#### SITTING ROOM 5.790m max x 4.015m max (19'0" max x 13'2" max)

Hardwood double glazed windows to rear boasting an impressive outlook over garden and swimming pool, ornate coving, wall light, doorway to kitchen and hallway, wooden glass panel french doors to rear opening out into garden, two radiators.

#### SHOWER ROOM 2.954m max x 1.966m max (9'8" max x 6'6" max)

Three piece suite comprising low level w.c., wall mounted wash hand basin with mixer tap, step in shower cubicle with mixer shower over, coving, hardwood double glazed window to front, wall lights, ceramic wall tiles, wall mounted towel radiator.

#### FIRST FLOOR

#### LANDING

Bright split level landing, loft hatch, ornate coving, large wooden obscured stained glass window to front, wall light, spacious built in airing cupboard, three radiators, doors off to:-

#### BEDROOM 1 7.296m into bay x 4.008m (23'11" into bay x 13'2")

Hardwood double glazed bay window to rear and three hardwood double glazed windows to side enjoying an attractive garden and swimming pool outlook, coving, fitted bedroom suite offering ample storage space, two radiators.

#### BEDROOM 2 5.367m max x 2.884m (17'7" max x 9'5")

Three hardwood double glazed windows to front, ornate coving, two walk in wardrobes, radiator.

#### BEDROOM 3 3.985m x 3.259m min (13'1" x 10'8" min)

Hardwood double glazed windows to side and rear offering a fantastic leafy green garden view outlook with a great view over swimming pool, ornate coving, fitted bedroom suite offering ample storage space, radiator.

#### BEDROOM 4 3.017m x 2.224m (9'11" x 7'3")

Hardwood double glazed window to front, ornate coving, built in wardrobe, radiator.

#### STUDY 5.945m max x 3.133m (19'6" max x 10'3")

Three hardwood double glazed windows to rear boasting a superb garden outlook with a fantastic view over the swimming pool.



#### FAMILY BATH/SHOWER ROOM 3.308m max x 2.499m max (10'10" max x 8'2" max)

White five piece suite comprising low level w.c., pedestal wash hand basin with mixer tap, bidet, set in bath with mixer tap with hand held shower attachment, step in shower cubicle with mixer shower over, wall lights, hardwood double glazed obscured glass windows to side. Corvara marble wall tiles, radiator, wall mounted towel radiator, floor tiles.

#### EXTERNAL

#### FRONT

An attractive landscaped front garden enjoying a variety of mature shrubs and bushes, gated access with pathway to entrance and driveway parking and large double garage with electric operated doors.

#### REAR

An impressively beautiful private and mature garden boasting an abundance of attractive shrubs, trees and bushes, with a variety of pleasant patio seating areas, pond, feature and external taps. Enjoying a fantastic heated swimming pool (12m x 6m). Benefitting from a utility room, garden room with sauna, office/playroom, greenhouse and billiard/games room, this is an ideal family garden.

#### UTILITY ROOM 3.623m x 3.135m (11'11" x 10'4")

Fitted with a range of wooden base units with work surface over, wall mounted sink, plumbed for washing machine, wooden obscured glass window to rear, floor standing gas boiler, ceramic floor tiles. Plenty of room for additional fridge/freezer.

#### OFFICE/PLAYROOM 3.872m max x 2.649m (12'8" max x 8'8")

(Office/playroom has own entrance and storage off). Wooden obscured window to rear, tiled flooring.

#### SUMMER HOUSE

Wooden summer house with built in sauna and shower room.

#### GREENHOUSE 10.215m approx x 3.636m (33'6" approx x 11'11")

Hardwood windows to side, lighting and electric power points, on site of original walled garden, hot house with original built in beds.

#### BILLARD/GAMES ROOM 8.695m x 4.999m (28'6" x 16'5")

Wooden glazed windows to front and side enjoying a pleasant garden outlook opening onto a large terraced entertaining area, lighting and electric power points, wood flooring.

#### DIRECTIONS:-

From our Sketty showroom proceed down Gower Road in the Uplands direction taking the second turning left onto Parc Wern Road. Follow the road along taking the first right onto Myrtle Grove. The property can be found on the right hand side.

**TENURE:** Freehold

**COUNCIL TAX:** G

**EPC RATING:** F

**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.