2 Greenwood Close, Sketty, Swansea, SA2 9AY

Superbly extended and versatile modern style four bedroom property situated in a very quiet and family friendly cul-de-sac at the heart of Sketty. This lovely property offers spacious living accommodation consisting of large open plan lounge/diner, study, kitchen, cloakroom, sitting/bedroom to ground floor with a further three double bedrooms and modern bathroom to first floor. The many benefits include Upvc double glazing, gas central heating, modern and tasteful decor throughout, versatile accommodation with bedroom three being split into two rooms if needed, wonderful and well kept front and rear gardens, purpose built summer house with bi-folding doors & driveway parking. Offers easy access to local amenities, Sketty Cross, Singleton Hospital & Park, Swansea Uni & The Sea Front. This property would make a fantastic family home and viewing is recommended to admire its spacious layout, great location and attractive decor. EPC - D

Asking Price £420,000

90 Gower Road, Sketty, Swansea, SA2 9BZ
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Entrance
Enter via UPVC double glazed obscure glass door into

Lounge/Diner 10.294 x 2.901 (33'9" x 9'6")
Staircase to first floor, UPVC double glazed bay window to front, coving, dual fuel log burner, large built-in under stairs storage cupboard, two radiators, UPVC double glazed sliding patio doors to rear, wood effect flooring, doors off to

Study 2.506 x 1.970 (8'3" x 6'6")
UPVC double glazed window to front, radiator, wood effect flooring

Kitchen 5.608 x 2.881 (18'5" x 9'5")
Fitted with a range of wood effect wall and base units with wood effect work surface over, set in stainless steel sink and drainer, integrated electric 'Rangemaster' oven with five ring gas hob and matching extractor hood over, integrated washing machine and dishwasher, space for American-style fridge freezer, UPVC double glazed window to rear, spotlights, ceramic splash back wall tiles, opening into utility area with space for tumble dryer, wall mounted gas boiler, UPVC double glazed door to rear, radiator, tiled flooring, doors off to

Cloakroom
Fitted with a modern two piece suite comprising low-level WC, large wall mounted wash hand basin with vanity drawer, UPVC double glazed obscure glass window to rear, spotlights, ceramic splash back wall tiles, towel radiator, tiled flooring

Bedroom Four/Sitting Room 4.294 x 2.318 (14'1" x 7'7")
UPVC double glazed window to front, coving, radiator, wood effect flooring

FIRST FLOOR

Landing
Loft hatch, coving, wood effect flooring, doors off to

Bedroom One 4.216 x 3.023 (13'10" x 9'11")
Two UPVC double glazed windows to rear, coving, spotlights, two wall lights, built in wall length wardrobes, radiator, wood effect flooring

Bedroom Two 3.189 x 2.645 (10'2" x 8'8")
UPVC double glazed window to rear, coving, wall length built in wardrobes, radiator, wood effect flooring

Bedroom Three 5.638m max x 3.917 (18'6" max x 12'10")
Two UPVC double glazed windows to front, coving, wall length built-in wardrobes, two radiators, grey wood effect flooring

Bathroom 2.223 x 2.039 (7'3" x 6'8")
Fitted with a modern three-piece suite comprising low-level WC, his and hers wash hand basin with vanity cupboard, panelled bath with overhead stainless steel shower, spotlights, extractor fan, UPVC double glazed obscure glass window to side, ceramic splash back wall tiles, modern radiator, tiled flooring

EXTERNAL

Front
Open access onto driveway parking with very well-kept laid to lawn area, an abundance of beautiful floral trees and bushes, gated side access and pathway leading to entrance

Rear
Fully enclosed family friendly rear garden with paved patio seating area, laid to lawn, lovely floral trees and bushes, storage shed, open flame fire pit, stone built bbq, electric retractable canopy and gated side access

Summer House 7.468 x 2.696 (24'6" x 8'10")
Bi-folding doors opening out onto laid to lawn area, Full electric and tiled flooring

TENURE: Freehold
COUNCIL TAX:
EPC RATING: D
VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL:

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.