



80 Harlech Crescent, Sketty SA2 9LJ

Offers in the region of £230,000

**Traditional Three Bedroom Semi Detached
Property Requiring Updating &
Modernisation
Detached Garage & Driveway Parking
No Chain
EPC Rating TBA**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

LD/WJ/78821/151020

DESCRIPTION

A three bedroom semi detached property situated in this very popular and sought after location, close to all the amenities of both Sketty and Tycoch. The property is in a good catchment area for both primary and secondary schools and Singleton Hospital and Swansea University with it's new bay campus are also easily accessible.

The property would benefit from updating and modernisation, however it offers spacious accommodation including two reception rooms, a 19' kitchen, detached garage and driveway parking for at least three vehicles.

In our opinion this property would make a lovely family home and viewing is highly recommended. There is no onward chain.

EPC rating TBA.

HALLWAY

Entered via double glazed front door with leaded glass. Double glazed window to side, understairs storage cupboard and ceiling coving. Stairs leading to first floor.

LOUNGE

14'3 x 11'4 (4.34m x 3.45m)
Large double glazed bay window to the front, brick fireplace and ceiling coving.

DINING ROOM

16'4 (into bay) x 10'3 (4.98m (into bay) x 3.12m)
Large double glazed bay window to rear, fireplace housing gas fire, dado rail and ceiling coving.

KITCHEN/BREAKFAST ROOM

19' x 6'9 (5.79m x 2.06m)
Fitted with wall and base units and tiled worksurfaces. Integrated dishwasher, ample space for appliances, tiled splashbacks and ceramic tiled floor. Double glazed window to rear and smaller double glazed window to the side. External door.

FIRST FLOOR LANDING

Double glazed leaded glass window to the side, ceiling coving and attic hatch.

BEDROOM 1

15'2 x 10'4 (4.62m x 3.15m)
Large double glazed bay window to the front, ceiling coving.

BEDROOM 2

16'4 (into bay) x 10'2 (4.98m (into bay) x 3.10m)
Large double glazed window to rear, ceiling coving.

BEDROOM 3

6'9 x 6'9 (2.06m x 2.06m)
Double glazed window to front.

BATHROOM

6'9 x 6'2 (2.06m x 1.88m)
Two piece suite in white comprising pedestal wash hand basin and panel bath with shower and glass shower screen. Fully tiled walls, ceramic tiled floor, ceiling coving and spotlights. Airing cupboard housing the Worcester combination boiler.

SEPARATE W.C.

Low level w.c., part tiled walls and ceramic tiled floor. Double glazed window to side.

EXTERNALLY

To the front of the property are raised borders planted with mature shrubs, and a block paved driveway which extends to the side of the property providing ample

parking for atleast three vehicles and leading to the detached garage which has power and light. There is a very pleasant level rear garden with a patio seating area, lawn and flower borders.

SERVICES

We are advised that all mains services are connected. The combination boiler is approximately four years old and will be serviced prior to completion.

VIEWING

By appointment with the selling Agents on 01792 281122 or e-mail sketty@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office in Sketty proceed to the traffic lights and turn right onto Vivian Road. At the mini roundabout turn left onto Tycoch Road and continue to the traffic lights. Proceed straight ahead and straight ahead again at the mini roundabout. Continue along where the property is located on the left hand side identified by our John Francis For Sale board.