



12 Frogmore Avenue, Sketty, Swansea, SA2 9DJ  
Asking Price £189,950



Rare opportunity to acquire this newly renovated and immaculately presented three bedroom detached property located at the heart of Sketty. This delightful home comprises of hallway, dining room, lounge and kitchen to ground floor with a further three bedrooms and bathroom to first floor. Benefits include Upvc double glazing, gas central heating, modern and well presented decor throughout and a beautiful fully enclosed and low maintenance courtyard to rear. It offers easy access to local amenities be it just a short walk away from Sketty Cross, Singleton Park & Hospital, Swansea Uni & the Uplands. Viewing is recommended to appreciate this property's generous size, lovely and modern decor and great versatility and potential. NO CHAIN EPC - E

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Entrance

Enter via beautiful newly fitted composite door into

Hallway

Staircase to first floor, modern radiator, original wooden flooring, door into

Dining Room

UPVC double glazed door opening into beautifully set out courtyard, inset electric fire with wooden mantelpiece, modern upright radiator, built in under stair storage cupboard, original wooden flooring, wooden door into kitchen, additional door into

Lounge

UPVC double glazed bay window to front, coving, dado rail, built in storage cupboard housing meters, radiator, original wooden flooring

Kitchen

Fitted with a range of modern cream base units with wood effect work surface over, set in double stainless steel sink, integrated electric oven with four ring gas hob and extractor hood over, space for tall standing fridge freezer, plumbed for washing machine, breakfast bar, three UPVC double glazed windows to side, splash back wall tiles, spot lights, modern upright radiator, vinyl flooring



FIRST FLOOR

Landing

Large landing space, loft hatch, doors off to

Bedroom One

UPVC double glazed window to rear, built in storage cupboard housing combi boiler, radiator

Bedroom Two

UPVC double glazed window to front, dado rail, built in wardrobe, radiator

Bedroom Three

UPVC double glazed window to front, radiator

Bathroom 2.23 x 1.80 (7'4" x 5'11")

Fitted with a white three-piece suite comprising low-level WC, pedestal wash hand basin, boxed bath with overhead electric shower, UPVC double glazed obscured window to rear, splash back wall tiles, towel radiator, tiled flooring

EXTERNAL

Front

Open access leading onto small low maintenance paved front garden leading to entrance

Rear

Delightful and very well presented fully enclosed low maintenance courtyard with built in bench seating area

N.B.

Large attic with potential for 4th bedroom. Also existing planning permission for conversion into 2 self-contained apartments. No chain

TENURE: Leasehold

COUNCIL TAX:

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS  
TEL: 01792 299655