



77 Sketty Park Drive, Sketty Park, Swansea, SA2 8NG

- FOR SALE BY ONLINE AUCTION
- TO VIEW THE PROPERTY LEGAL PACK PLEASE VISIT WWW.DAWSONSPROPERTY.CO.UK

OFFERS IN EXCESS OF £85,000

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SUMMARY

A surprisingly bright and spacious first floor apartment boasting a convenient location within the popular and sought after area of Sketty. This well proportioned home comprises porch, sizable lounge, dining room, kitchen, two double bedrooms and a shower room. Benefits include Upvc d/ g, gas c/h, built in storage, attractive outlook over Sketty, shared driveway and garage. Enjoying a low maintenance patio garden with handy storage shed. Within good school catchments. Offering easy access to local shops, amenities, a regular bus service, Singleton hospital, Swansea Uni and the sea front. An ideal first time buy, investment or downsize property with no upward chain involved. EPC - D. 45 year lease - CASH BUYERS ONLY

ENTRANCE

Enter into:-

PORCH

ENTRANCE HALLWAY

Upvc double glazed obscured stained glass window to side, staircase to first floor with door into:

HALLWAY

Loft hatch leading to sizeable loft space, radiator, doors off to:

LOUNGE 4.919m x 4.291m (16'2" x 14'1")

Upvc double glazed window to front enjoying an open outlook over Sketty, set in coal effect electric fire with tiled hearth, backdrop and surround, radiator.

DINING ROOM 4.289m x 3.815m (14'1" x 12'6")

Upvc double glazed window to rear enjoying a pleasant garden outlook, built in cupboards and airing cupboard, set in coal effect electric fire with tiled hearth, backdrop and surround, radiator, door into:

KITCHEN 2.912m x 2.127m (9'7" x 7'0")

Fitted with a range of wooden wall and base units incorporating work surface over, set in stainless steel sink and drainer with mixer tap, gas and electric cooker points, plumbed for washing machine, ceramic wall tiles, wall mounted gas boiler, Upvc double glazed window to rear boasting a lovely garden view, radiator, vinyl floor covering.

BEDROOM ONE 4.223m x 3.611m (13'10" x 11'10")

Upvc double glazed window to front offering a pliant open outlook over Sketty, fitted wardrobes offering ample storage space, radiator.

BEDROOM TWO 3.729m x 3.209m (12'3" x 10'6")

Upvc double glazed window to rear, radiator.

SHOWER ROOM 2.441m x 2.074m (8'0" x 6'9")

Three piece suite comprising low level WC, pedestal wash hand basin, corner double shower cubicle with electric shower over, ceramic wall tiles, Upvc double glazed obscured glass window to rear, radiator, vinyl floor covering.

EXTERNAL

FRONT

Open access on to shared driveway leading to entrance, rear garden and garage. Pleasant decorative stone area.

GARAGE 4.845m x 2.709m (15'11" x 8'11")

Single garage with up and over door and window to side.

REAR

Low maintenance patio garden with decorative stones and handy storage shed.

N.B.

Upon exchange, a 10% deposit is required. In addition, a Buyer's Premium fee is payable. This fee is 0.5% + VAT subject to a minimum fee of £950 plus VAT (£1,140).

Should the property go to an online auction a different fee is payable. A holding fee of £1,700 is payable to secure the property. You then have two days to exchange with a 10% deposit.

TENURE: Leasehold

COUNCIL TAX: C

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 478903/04

NB: All successful Purchasers will be subject to a buyers premium. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk



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.