



178 Gower Road, Sketty, Swansea, SA2 9HS

Asking Price £355,000

A capacious traditional semi detached property located in the heart of Sketty. The property offers varied and versatile accommodation and could be utilised as two self contained units or as a large family home.

The property retains many features including stained glass, picture rails and coving yet has all the benefits of modern living with contemporary bathrooms and kitchen.

The accommodation arranged over three floors and comprises to the ground floor, hallway, three reception rooms, bedroom, bathroom and utility room. To the first floor lounge, two bedrooms, bathroom and kitchen/dining room. To the second floor is the master bedroom with en-suite and walk-in wardrobe.

Externally the property comprises; off road parking to the front. To the rear; balcony and decking area, large concrete shed, large garage with two parking spaces in front accessed from Carnglas Road, lawn area.

EPC RATING: D

Entrance

Via uPVC door to porch.

Porch

Door to ground floor hallway, stairs to first floor.

Hall 9'7" x 7'10" (2.93 x 2.39)

Doors to reception rooms, bathroom and lounge.
Radiator.

Lounge 14'2" x 12'4" (4.32 x 3.75)



Double glazed bay window to front, two radiators.

Reception Room 9'10" x 11'11" (3.0 x 3.63)



Double glazed window to front, radiator.

Reception Room 9'10" x 12'4" (3.0 x 3.75)

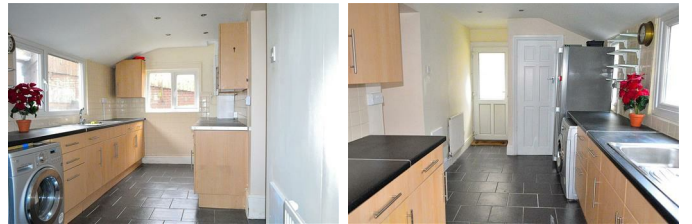


Double glazed window to rear, radiator.

Reception Room 11'3" x 17'2" (3.44 x 5.24)

Double glazed french doors to side of property, opening to utility room, two radiators.

Utility Room 20'5" x 7'9" (6.22 x 2.36)



Double glazed window to side and rear, inset stainless steel sink with drainer and mixer tap, range of wall and floor units with worktop over. Plumbed for washing machine, tiled floor and walls, door to w/c, uPVC door to rear, radiator.

WC

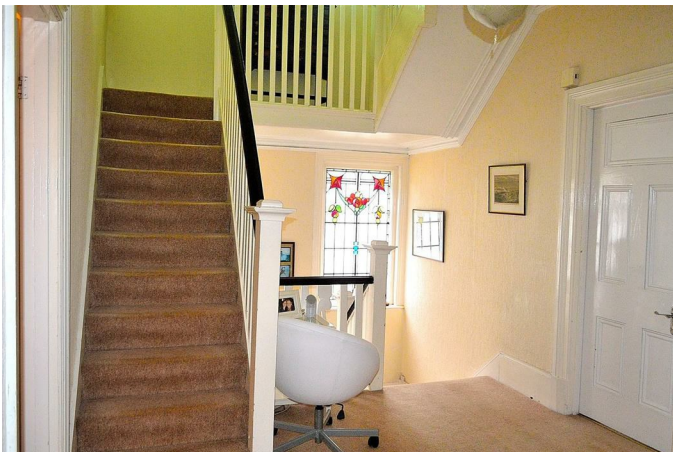
Frosted double glazed window to side, low level w/c.

Bathroom 14'1" x 8'10" (4.30 x 2.68)



Frosted double glazed windows, four piece suite comprising, free standing bath, low level w/c, wash hand basin and walk in shower cubicle. Tiled walls and floor, heated towel rail.

Landing



Two double glazed stained glass windows on staircase, doors to kitchen/dining room, bedrooms and bathroom. Stairs to second floor, radiator.

Bedroom 2 14'2" x 11'11" (4.32 x 3.63)

Double glazed bay window to front, radiators.

Bedroom 3 9'3" x 12'4" (2.81 x 3.76)

Double glazed window to front, radiator.

Bedroom 4 9'3" x 6'7" (2.81 x 2.0)

Double glazed window to rear, radiator.

Kitchen/Dining Room 11'3" x 16'0" (3.44 x 4.87)



Double glazed window to side, range of fitted wall and base units with worktop over, inset stainless steel sink with drainer and mixer tap, integrated electric oven and gas stove with stainless steel extractor hood over. Plumbed for dishwasher and washing machine, tiled walls and floor, radiator, double glazed uPVC door to rear balcony.

Bathroom



Frosted double glazed window, four piece suite comprising, free standing bath, low level w/c, wash hand basin and walk in shower cubicle. Tiled walls and floor, heated towel rail.

Landing 7'9" x 5'3" (2.35 x 1.59)



Doors to walk in wardrobe and shower room, open plan to bedroom, radiator.

Bedroom 1 13'1" x 16'4" (3.99 x 4.97)



Double glazed windows to front and back with views of Mumbles and Swansea Bay, two radiators.

Shower room 11'9" x 7'11" (3.57 x 2.41)

Three piece suite comprising wash hand basin, low level w/c and walk in shower cubicle. Radiator.

External

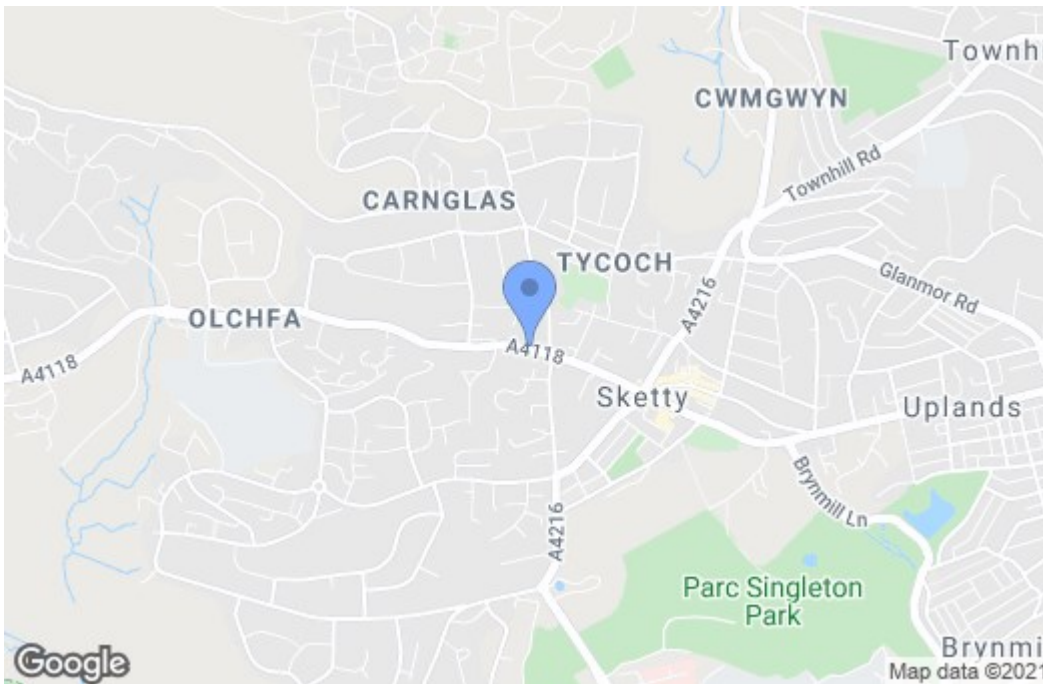


Off road parking to the front. To the rear; balcony and decking area, large concrete shed, garage with two parking spaces in front, lawn area.

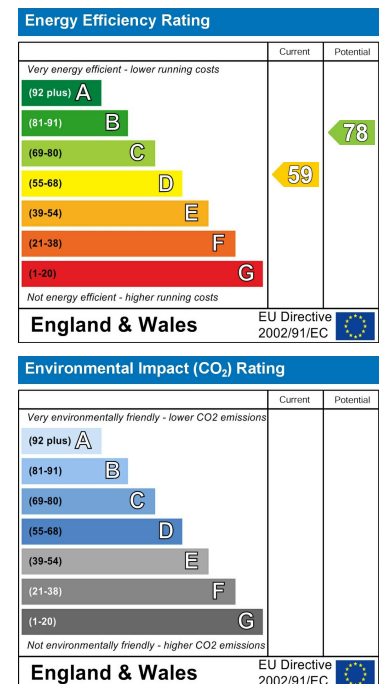
Floor Plan



Area Map



Energy Efficiency Graph



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