



3 Raleigh Close, Sketty, Swansea SA2 8LE

Offers in the region of £279,950

Four Bedroom Detached Family Home Offering Spacious
Accommodation
Three Reception Rooms Plus Conservatory
No Onward Chain
EPC Rating D63

DESCRIPTION

A detached four bedroom property offering spacious accommodation, situated in this much sought after cul de sac location. The property is in an excellent catchment area for both primary and secondary schools and is conveniently located within walking distance of all the amenities Sketty has to offer as well as Swansea University, Singleton Hospital and Singleton Park.

The property would benefit from some updating and modernisation, however it offers well proportioned accommodation and benefits from three reception rooms plus a conservatory, a utility room and downstairs cloakroom, along with driveway parking and pleasant front and rear gardens.

This property would make a lovely family home. There is no chain. EPC rating D63.

ENTRANCE PORCH

Entered via double glazed front door. Ceramic tiled floor.

HALLWAY

Stairs leading to first floor. Doors to;

LOUNGE

16'5 x 9'8 & 9'8 x 8'3 (5.00m x 2.95m & 9'8 x 2.51m)
A spacious L-shaped lounge with large double glazed picture window to the front. Feature fireplace with solid wood surround and marble hearth, ceiling coving and ceiling rose. Open plan square arch to;

DINING ROOM

9'8 x 9' (2.95m x 2.74m)
Ceiling coving. Door to kitchen and double glazed patio sliding doors leading to;

CONSERVATORY

9'5 x 8'7 (2.87m x 2.62m)
Double glazed conservatory built on brick dwarf wall.

Ceramic tiled floor and double glazed patio doors leading to the rear garden.

KITCHEN

11'6 x 9'1 (3.51m x 2.77m)
Fitted with a range of wall and base units with co-ordinating work surfaces over. Four ring gas hob, eye level double oven, tiled splash backs and tiled floor. Door to;

INNER LOBBY

Large built in storage cupboard, external back door.

UTILITY ROOM

8'5 x 6'6 (2.57m x 1.98m)
Fitted with wall and base units, sink and plumbing for washing machine. Part tiled walls and window to side.

RECEPTION ROOM

18' x 8' (maximum) (5.49m x 2.44m (maximum))
A useful reception room which could be used as a home office or playroom etc. Double glazed window to front.

CLOAKROOM

Two piece suite comprising wash hand basin and w.c. Single glazed window to front.

FIRST FLOOR LANDING

Airing cupboard housing wall mounted Worcester-Bosch combination boiler. Double glazed window to side. Doors to;

BEDROOM 1

14'8 x 8'2 (4.47m x 2.49m)
Fitted bedroom wardrobes, double glazed window to front.

BEDROOM 2

12'4 x 8'4 (3.76m x 2.54m)
Double glazed window to rear.

BEDROOM 3

9'2 x 6'8 (2.79m x 2.03m)
Double glazed window to rear.

BEDROOM 4

7'9 x 7'6 (maximum) (2.36m x 2.29m (maximum))
Currently used as a dressing room with fitted wardrobes

and dressing table.

BATHROOM

Three piece suite in white comprising Jacuzzi bath with shower over, wash hand basin and w.c. inset in vanity storage unit. Wall mounted heated towel rail, fully tiled walls and double glazed window to rear.

EXTERNALLY

To the front of the property is a pleasant front garden and driveway parking. The rear garden is laid to lawn with patio seating areas and a brick built garden shed.

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

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisSket or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

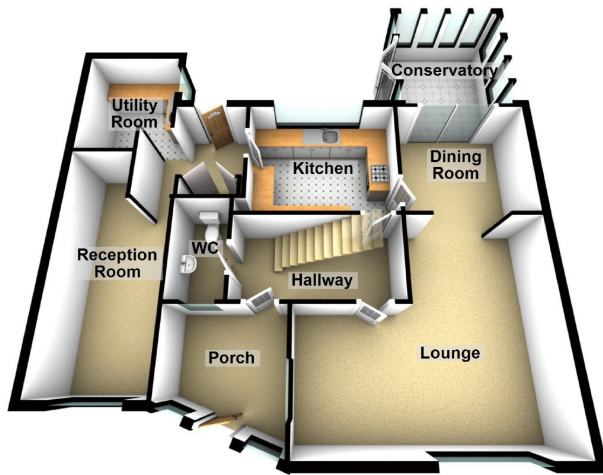
GENERAL NOTE

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 left onto Dillwyn Road. At the next set of traffic lights proceed straight ahead onto Sketty Park Drive and take the first left into Admirals Walk. Take the first left into Raleigh Close where the property is located on the left hand side.

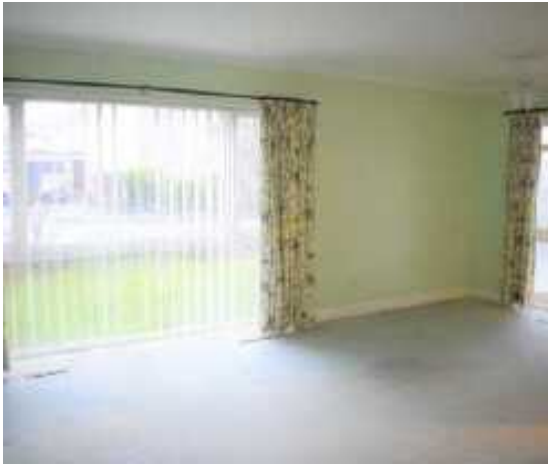
Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

John.
Francis