



39 Sketty Park Road, Sketty, Swansea, SA2 9AS
Asking Price £350,000

Spacious traditional detached Ronald Edmunds built property, with some original features the property is situated close to Singleton Park, Swansea University & Singleton Hospital. Excellent Primary and Comprehensive schools a 'stones throw' away. This bright and airy property comprises spacious hallway, two reception rooms, kitchen/ breakfast room, utility room and w.c to the ground floor, good size landing, four bedrooms, bathroom with separate w.c. The property benefits from partial uPVC double glazing, single garage, driveway plus parking to the front. The rear garden has a patio area, with enclosed lawn surrounded by mature shrubs. Close to Swansea Bay Promenade and Beach. Near to Sketty shops, restaurants etc. Easy bus ride to the City Centre. Viewing is highly recommended to appreciate the size of the property. No chain. EPC - E

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GROUND FLOOR

ENTRANCE

Enter via UPVC glass panel door into:

PORCH

UPVC patio doors to front, wooden stained glass door into:

HALLWAY

Stairs to first floor, built in storage cupboard, plate rack, two radiators, wooden flooring, door off to:

LOUNGE 4.76m X 4.38m (15'7" X 14'4")

Original stained glass bay window to front, coved ceiling, picture rail, two radiators, wall mounted gas fire, with tiled surround, wooden

flooring.

DINING ROOM 5.02m X 3.70m (16'6" X 12'2")

UPVC double glaze stained glass bay window to rear, two radiators, electric fire with wooden surround.

KITCHEN / BREAKFAST ROOM 5.57m X 2.52m (18'3" X 8'3")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built in double oven, four ring gas hob, splash back tiles, radiator, two windows to side.

UTILITY ROOM 2.13m X 1.26m (7'0" X 4'2")

Plumbed for washing machine, storage units, tile flooring, UPVC glass panel door to rear.

WC

Low-level WC, wall mounted wash hand basin., tiled flooring, window to side.

FIRST FLOOR

LANDING

Original Stained-glass window to side.

BEDROOM ONE (Currently used as a sitting room) 4.77m X 4.37m (15'8" X 14'4")

Original bay window to front, picture rail, two radiators, feature fireplace, wooden flooring.

BEDROOM TWO 4.27m X 3.16m (14'0" X 10'4")

UPVC double glazed window to rear, picture rail, radiator.

BEDROOM THREE 5.04m X 3.74m (16'6" X 12'3")

UPVC double-glazed bay window to rear, picture rail, radiator.

BEDROOM FOUR 2.59m X 2.52m (8'6" X 8'3")

Original window to front, picture rail, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, step in shower cubicle, pedestal wash hand basin, airing cupboard also housing water tank, tiled walls, radiator, window to side.

WC

Low-level WC, tiled walls and ceiling, window to side.

EXTERNAL

FRONT

Single garage, ample off road parking and side access.

REAR

Enclosed rear garden laid to lawn, patio area and mature shrub.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: E

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

