



SMITHS
SALES & LETTINGS



79 Sketty Road, Swansea, SA2 0EN

Offers Over £400,000

SUPERB 4 BEDROOM FAMILY HOME which has been REFURBISHED to BLEND SEAMLESSLY both CONTEMPORARY NEW FIXTURES & VINTAGE DETAILING. We're expecting to receive offers in the region of 410k to 415k

The FLOORPLAN is SPACIOUS with an ELEGANT ENTRANCE HALL, TWO GENEROUS LIVING ROOMS (both with original fireplaces), NEW CONSERVATORY & NEW KITCHEN DINER.

Upstairs continues with FOUR SPACIOUS BEDROOMS (two with original fireplaces) and a BEAUTIFULLY DESIGNED BATHROOM with DOUBLE SHOWER & FREESTANDING TUB.

EXTERNALLY, the property continues to shine with an EXPERTLY LANDSCAPED REAR GARDEN, featuring a CONTEMPORARY RESIN PATIO AREA & LOW MAINTENANCE LAWN with a STUNNING HOME OFFICE. There's also plenty of storage in the basement rooms, a MODERN FITTED UTILITY ROOM & REAR DRIVEWAY.

www.smithshomes.com

Porch

4'4" x 2'3" (1.33 x 0.69)

Featuring original floor tiles and contemporary external double doors.

Hallway

10'9" x 10'7" (3.28 x 3.25)



Elegant entrance hallway comprising traditional wood panelling & storage, parquet flooring, radiator and original stained glass window.

Reception Room One

16'7" x 12'10" (5.08 x 3.92)



Substantial reception room with bay windows, fitted carpet, tv point, dual radiators, original ornate coving and centerpiece fireplace & surround.

Reception Room Two

17'0" x 12'3" (5.20 x 3.75)



Second generous living space featuring parquet flooring, a beautifully crafted original fireplace & surround, integral storage, radiator, PVCu double glazed windows & custom fitted blinds.

WC

4'5" x 3'6" (1.35 x 1.08)



Downstairs cloakroom with skylight, sink & WC.

Kitchen Diner

19'7" x 11'3" (5.99 x 3.45)



The absolute heart of the home, this beautifully crafted Wren kitchen has been expertly installed and with a generous range of wall and base units, quartz worktops, integral fridge freezer, dishwasher, wine chiller and Range style cooker with 5 burner hob & extractor overhead. Also with stone tiles, double glazed windows & shutters, dual ceramic Belfast sink with pullout hose and plenty of space for a full size dining table.

Conservatory

12'11" x 8'2" (3.95 x 2.49)



New conservatory, designed with on-trend anthracite grey PVCu with lantern ceiling, door to the rear garden, storage cupboard and vintage style radiator. This beautiful space is extremely versatile and is currently used as a playroom.

Basement Utility Room

10'1" x 8'11" (3.09 x 2.73)



Contemporary utility room with a range of wall and base units, worktops, stainless steel sink, integrated dual freezer and door to the garden.

Bedroom Two

17'4" x 12'11" (5.29 x 3.94)



Stylish well proportioned double bedroom comprising fitted carpet, bay windows to the front aspect and original fireplace.

Landing

16'1" x 5'0" widest (4.92 x 1.53 widest)



Very stylish space leading up from the staircase with original stained glass window, oak staircase & original picture rail, fitted carpet and loft hatch.

Bedroom Three

16'9" x 12'5" (5.11 x 3.79)



Further beautifully designed double bedroom with cast iron fireplace, double glazed windows to the rear, radiator and fitted carpet.

Bedroom One

10'8" x 9'4" (3.26 x 2.86)



Very tasteful design with bespoke custom cabinetry, fitted carpet, PVCu windows and radiator.

Bedroom Four

11'5" x 10'2" (3.48 x 3.11)



Fourth generous bedroom - featuring fitted wardrobes, carpet, radiator and PVCu windows to the rear aspect.

Bathroom

8'9" x 6'5" (2.69 x 1.96)



Excellent design featuring a cast iron freestanding tub, double shower, sink & WC. Also with heated towel rail and PVCu windows.

Home Office



The home office is such an inspirational design, who wouldn't want to work from home! Comprising dual skylights, recessed spotlights overhead, wood flooring and anthracite bi-folding doors which integrate the space beautifully with the outside if desired.

External



The property is located on a generous corner plot. The rear garden benefits from both side gated and rear lane access and has been renovated and landscaped with outdoor living in mind. The resin patio with glass balcony is in a slightly elevated position overlooking the childrens play area and home office. Also the utility room is accessed via the patio which really takes outdoor entertaining to another level. Plenty of storage is also available with two basement storage rooms.

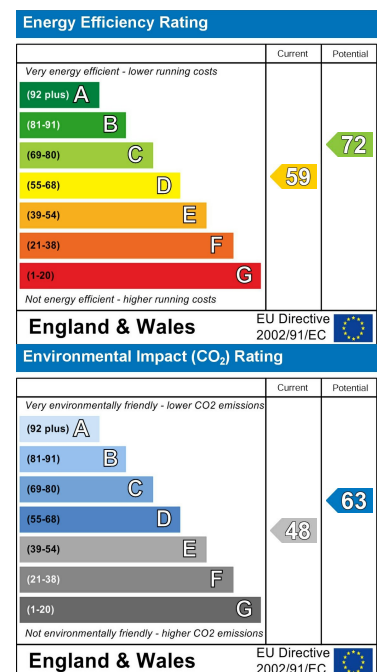
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN
 T: 01792 465822 E: info@smithslettings.com

