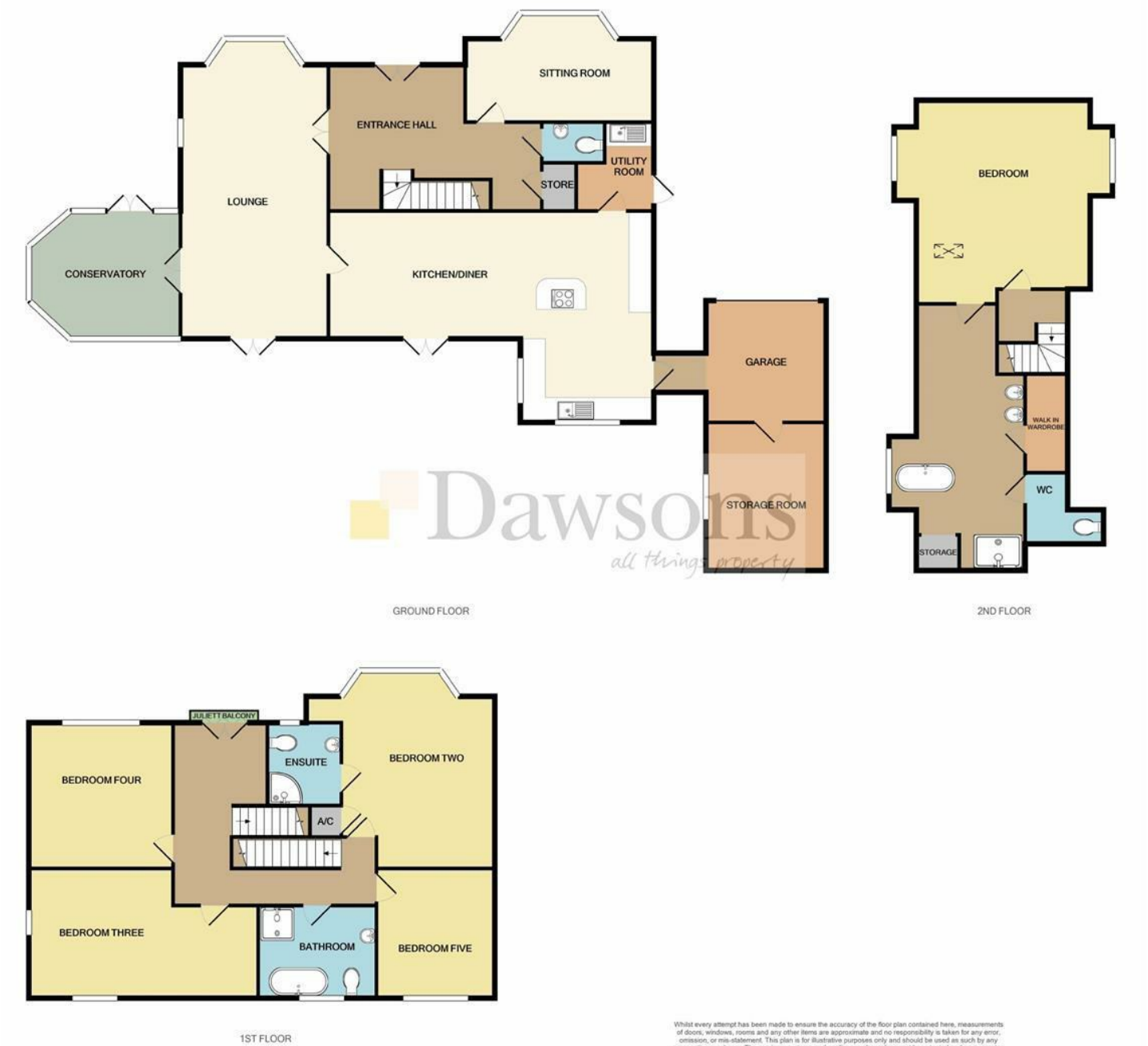


FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix. 02020

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

90 Gower Road, Sketty, Swansea, SA2 9BZ
T 01792 299655 E sk@dawsonsproperty.co.uk
W dawsonsproperty.co.uk



90 Gower Road, Sketty, Swansea, SA2 9BZ
T 01792 299655 E sk@dawsonsproperty.co.uk
W dawsonsproperty.co.uk



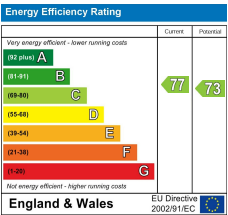
Coniston House Coniston Walk

Sketty, Swansea, SA2 9FD

Asking Price £499,950



EPC



GENERAL INFORMATION

Pleased to bring to the market this VERY IMPRESSIVE one of a kind five bedroom detached property ideally located in the popular area of Tycoch. This fantastic property offers great spacious modern family living. It comprises of large open and spacious hallway, cloakroom, sitting room, lounge, conservatory, open plan kitchen/diner, utility room, internal door into garage with added storage room to rear on the ground floor, four bedrooms, en-suite and family bathroom to first floor, to upper floor it has a master bedroom and superb en-suite with walk in wardrobe. The many benefits include Upvc double glazing, gas central heating, solid wooden features throughout, ample built in storage facilities, Juliette balcony, electric gates opening onto driveway parking leading to garage with electric door, low maintenance garden with decked seating area and decorative gravelled area. It offers easy access to local amenities, Sketty Cross, Singleton Hospital & Park, Swansea Uni and be it just a short walk away from Gower College it also offers other great school catchments. Viewing highly recommended to admire this delightful family home and the high quality, amazing versatility & great spacious living accommodation it has to offer. EPC - C.



FULL DESCRIPTION

Entrance
Enter via UPVC double glazed obscure glass double doors into

Hallway
Very impressive bright and open hallway with solid wood staircase leading to first floor, built in storage cupboard, radiator, tiled flooring, solid wooden doors off to:-

Cloakroom
Fitted with a white two piece suite comprising low-level WC, wall mounted wash hand basin, extractor fan, splash back wall tiles, radiator, tiled flooring

Sitting Room
5.14 max x 3.10 max (16'10" max x 10'2" max)
UPVC double glazed bay window to front, radiator

Lounge
7.37 max x 3.97 max (24'2" max x 13'0" max)
UPVC double glazed bay window to front, wall lights, UPVC double glazed window to side, wall mounted electric fire, two radiators, solid wooden glass panel door into kitchen, solid wooden glass panel double doors into:-

Conservatory
Full UPVC double glazed, french doors opening out onto decked seating area, spotlights, radiator, tiled flooring

Kitchen/Diner
8.71 max x 5.77 max (28'7" max x 18'11" max)
Fitted with a range of solid wood wall and base units with work surface over, set in stainless steel sink and drainer, integrated eye level electric double oven, four ring hob with extractor hood over, integrated microwave, dishwasher & wine cooler & rack, space for American-style fridge freezer, breakfast bar incorporated into a free standing matching island, spotlights, two UPVC double glazed windows to side and rear, ceramic splash back wall tiles, two radiators, UPVC double glazed french doors opening out onto decked seating area, solid wooden door back into hallway, tiled flooring, solid wooden doors off to:-

Utility Room
2.36 x 1.95 (7'9" x 6'5")
Fitted with a range of solid wood wall and base units with work surface over, set in stainless steel sink and drainer, plumbed for washing machine, space for tumble dryer, wall mounted gas combi boiler, extractor fan, UPVC double glazed obscure glass door to side, splash back wall tiles, radiator, tiled flooring

Garage
3.29 x 3.25 (10'10" x 10'8")
Solid wooden internal door from kitchen into garage, electric garage door, solid wooden door into:-

Storage Room
UPVC double glazed window to side, spotlights, radiator, loft hatch

FIRST FLOOR
Landing
UPVC double glazed french doors to front opening out to a Juliet balcony, solid wooden staircase to upper floor, spotlights, wall lights, radiator, solid wooden doors off to:-

Bedroom Two
5.13 max x 4.69 max (16'10" max x 15'5" max)
UPVC double glazed bay window to front, spotlights, built in wardrobes & storage cupboard housing water tank, radiator, solid wooden door off to:-

En-Suite
2.05 x 1.69 (6'9" x 5'7")
Fitted with a white three-piece suite comprising low-level WC, wash hand basin with vanity cupboard, corner shower cubicle with overhead stainless steel shower, double glazed velux window, spotlights, splash back wall tiles, towel radiator, tiled flooring

Bedroom Three
6.17 x 3.30 (20'3" x 10'10")
Two UPVC double glazed windows to side and rear, spotlights, built in wardrobes, radiator

Bedroom Four
3.95 x 3.85 (13'0" x 12'8")
Two UPVC double glazed windows to front and side, spotlights, radiator

Bedroom Five
3.48 x 3.24 (11'5" x 10'8")
UPVC double glazed window to rear, radiator

Bathroom
3.17 x 2.45 (10'5" x 8'0")
Fitted with a white four piece suite comprising low-level WC, wash hand basin with vanity cupboard, boxed in bath with hand held shower head, shower cubicle with overhead stainless steel shower, UPVC double glazed obscure glass window to rear, spotlights, splash back wall tiles, towel radiator, tiled flooring

UPPER FLOOR
Master Bedroom
5.06 max x 4.67 max (16'7" max x 15'4" max)
Two UPVC double glazed windows to front and rear, spotlights, wall lights, his and hers hanging facilities, built in eaves storage, double glazed velux window, radiator, solid wooden door into:-

Ensuite
7.16 max x 2.65 max (23'6" max x 8'8" max)
Very impressive and generous sized en-suite fitted with a



three-piece suite comprising his and hers wash hand basin with vanity cupboard, boxed in bath with a waterfall mixer tap over, double step in shower cubicle with overhead stainless steel shower, built in open shelving, eaves storage, UPVC double glazed obscure glass window to rear, spotlights, splash back wall tiles, towel radiator, double glazed velux window, radiator, tiled flooring, solid wooden doors into:-

Walk-in Wardrobe
Housing ample storage facility and hanging rails

WC
Fitted with a low-level WC, double glazed velux window, splash back wall tiles, radiator, tiled flooring

EXTERNAL
Front
Fully enclosed low maintenance front garden with electric gated entrance onto driveway parking leading to garage with decorative gravelled area and pathway leading to main entrance

Rear
Fully enclosed low maintenance wrap around garden offering decked seating area and decorative gravelled area

