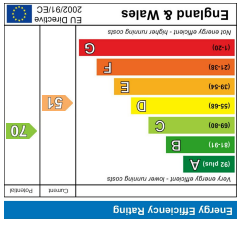


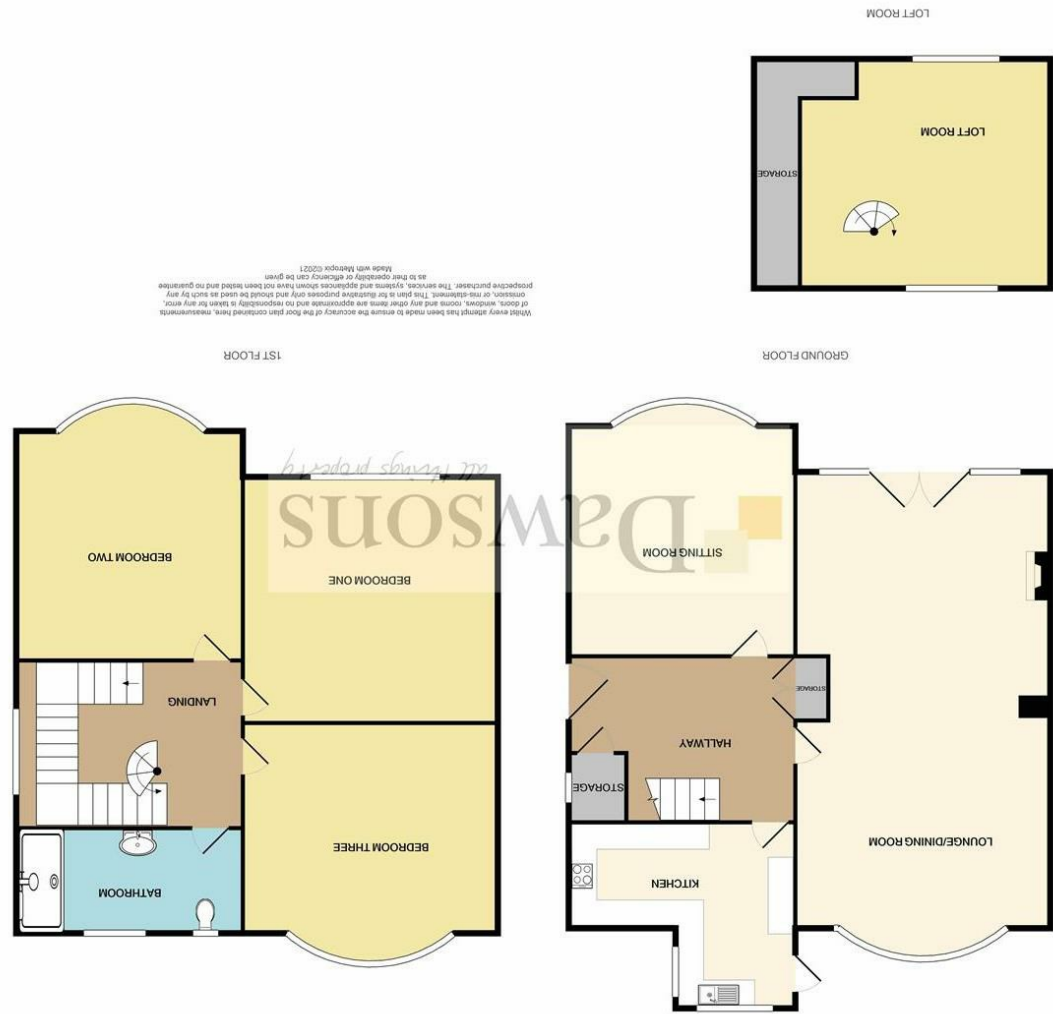
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



1 Sketty Park Road
 Sketty, Swansea, SA2 9AS
Asking Price £425,000

 3
  1
  2
  E

GENERAL INFORMATION

Spacious traditional detached Ronald Edmunds built property, within 2 minutes walk of Singleton Park, Swansea University & Singleton Hospital. Excellent Primary and Comprehensive schools a stones throw away. This bright and airy property comprises of spacious hallway, cloakroom, large lounge/diner, separate sitting room, large newly fitted modern kitchen, spacious landing, three double bedrooms, newly fitted shower room, with spacious further loft room. The property benefits from large garage, garden shed, driveway parking to front, pretty front garden. The rear garden has large paved patio area, with enclosed lawn, surrounded by mature shrubs and trees. Close to Swansea Bay Promenade and Beach. Near to Sketty shops, restaurants etc. Easy bus ride to the City Centre. This is a property that has been extremely well looked after and viewing is highly recommended at your earliest convenience. EPC = E.

FULL DESCRIPTION

ENTRANCE

Enter via UPVC double glazed stained glass door into:-

HALLWAY

Staircase to first floor, built in storage cupboard, plate rack, understairs storage cupboard, radiator, decorative tiled flooring, doors off to:-

CLOAKROOM

Fitted with a white two piece suite comprising low-level WC and wall mounted wash hand basin UPVC double glazed stained glass window to side, wall tiles, tiled flooring, extractor fan.

LOUNGE/DINER

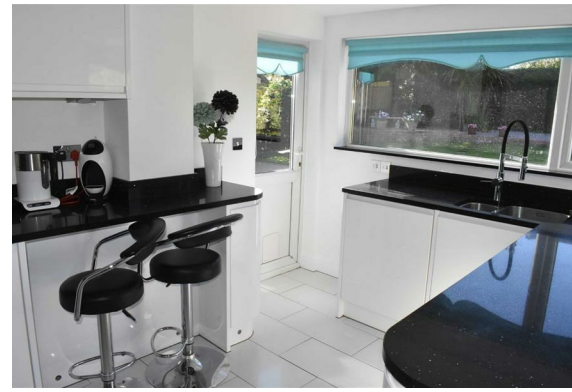
25'9" max x 11'9" max (7.85 max x 3.57 max)

UPVC double glazed patio doors to front opening out onto paved patio seating area, UPVC double glazed bay window to rear, original plate rack, coal effect electric fireplace with tiled hearth brick backdrop and surround, wall lights, two radiators.

SITTING ROOM

14'9" max x 11'10" max (4.49 max x 3.60 max)

UPVC double glazed bay window to front, coving, picture rail, wall lights, radiator.



KITCHEN

12'0" x 11'9" (3.65 x 3.58)

Fitted with a range of modern white high-gloss wall and base units with quartz work surface over, set in 1½ stainless steel sink and integrated drainer with waste disposal unit and spring tap over, integrated AEG electric eyelevel oven and microwave combo, four ring electric hob with extractor hood over, integrated fridge freezer, washing machine and dishwasher, breakfast bar, spotlights, UPVC double glazed windows to rear and side, UPVC double glazed door to side opening out onto paved patio, seating area, tiled flooring.

FIRST FLOOR

LANDING

Large beautiful UPVC double glazed original stained glass window to side, picture rail, radiator, spiral staircase to loft room, doors off to:-

BEDROOM 1

14'4" max x 11'10" max (4.38 max x 3.61 max)

UPVC double glazed bay window to front, picture rail, wall lights, large double wardrobe with sliding mirror doors, radiator.

BEDROOM 2

13'2" x 11'9" (4.02 x 3.58)

Upvc double glazed window to front, picture rail, radiator.

BEDROOM 3

12'8" x 11'9" (3.87 x 3.59)

UPVC double glazed bay window to rear, picture rail, built in double wardrobe with sliding mirror doors, radiator.

SHOWER ROOM

11'8" max x 6'1" max (3.55 max x 1.85 max)

Fitted with a modern white three-piece suite comprising low-level WC, wash hand basin with vanity unit, walk in double shower with overhead stainless steel rainfall and waterfall shower and additional handheld shower head, 2 UPVC double glazed obscure glass windows to rear, spotlights, extractor fan, ceramic splashback, wall tiles, built in lighted storage compartments, sensors light up mirror, towel radiator, tiled flooring.

UPPER FLOOR

LOFT ROOM

14'7" max x 13'11" (4.45 max x 4.24)

2 UPVC double glazed windows to front and rear, spotlights, large built in storage facilities, integrated desk and chest of drawers, radiator.

FRONT

REAR

Shed, gate, paved lawn.

GARAGE

25'7" x 9'10" (7.79 x 3.00)

Boiler, full electric, Upvc double glazed obscure window to rear.

N.B.

TENURE: FREEHOLD

