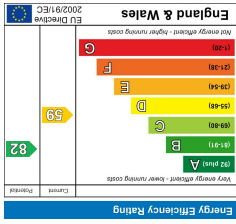


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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 Hektok ©2021



EPC



AREA MAP



FLOOR PLAN



34 Coed Saeson Crescent
 Sketty, Swansea, SA2 9DG
Asking Price £235,000



GENERAL INFORMATION

Situated within the heart of the desirable & sought after location of Sketty this deceptively large traditional mid terrace property offers spacious living accommodation & is beautifully presented throughout. Comprising to the g/f inner porch, welcoming hallway, cloakroom, lounge/dining room, breakfast room and kitchen. The f/f enjoys a pleasant split level landing, three bedrooms & a modern bath/shower room. This well maintained home features ample storage space, Upvc d/g, gas c/h & a single garage to rear. Offering convenient living being with walking distance of Singleton park & local shops & amenities at Sketty Cross. Just a short journey away from Singleton hospital, Swansea University, Uplands, Swansea city centre & the sea front. An ideal family home within good school catchments. Enjoying a pleasant privately enclosed laid to lawn rear garden with rear access. Internal viewing advised to appreciate this impressive property. EPC - D.

FULL DESCRIPTION

ENTRANCE

Enter via wood panelled door into:

INNER PORCH

4'3" x 3'1" (1.299 x 0.951)

Wooden glazed window to front, tiled flooring, wooden obscured glass door into:

HALLWAY

Welcoming pleasant hallway, coving, wooden glazed window into porch, staircase overlooking first floor, radiator with wood surround, wood effect flooring, doors off to:

LOUNGE/DINING ROOM

26'0" max x 14'9" max (7.926 max x 4.497 max)

Upvc double glazed bay window to front, Upvc double glazed window to rear overlooking garden, coving, alcoves, set in electric fire with natural stone hearth, backdrop and surround, two radiators.

BREAKFAST ROOM

10'5" x 10'4" (3.166 x 3.157)

Upvc double glazed window and sliding glass panel door to side leading out to garden, picture rail, handy built in storage cupboard, radiator, wood effect flooring, opening into kitchen, door into:



CLOAKROOM

5'8" x 2'10" (1.720 x 0.871)

White modern two piece suite comprising low level WC and wall mounted wash hand basin with tiled splash back, wall mounted Worcester' gas combination boiler, wood effect flooring.

KITCHEN

10'9" x 10'7" (3.268 x 3.219)

Fitted with a range of wooden wall and base units incorporating work surface over, set in 1 1/2 bowl stainless steel sink and drainer with mixer tap, gas cooker point with extractor hood over, plumbed for washing machine and dish washer, space for tall standing fridge/freezer and tumble dryer, picture rail, Upvc double glazed window to rear overlooking garden, ceramic wall tiles, Upvc double glazed door to side leading out to garden, ceramic effect flooring.

FIRST FLOOR

LANDING

Split level landing, loft hatch, radiator, doors off to:

BEDROOM 1

13'4" x 10'7" (4.072 x 3.227)

Two Upvc double glazed windows to side and rear, loft hatch, radiator.

BEDROOM 2

12'3" x 11'3" (3.732 x 3.430)

Upvc double glazed window to rear overlooking garden, coving, built in storage cupboard, alcove with shelving, radiator with wood surround.

BEDROOM 3

11'6" max x 9'3" min (3.517 max x 2.822 min)

Upvc double glazed window to front, two built in storage cupboards, radiator.

BATH/SHOWER ROOM

7'6" min x 7'5" max (2.287 min x 2.267 max)

White modern four piece suite comprising low level WC and wash hand basin with vanity storage unit, freestanding bathtub with central mixer tap with hand held shower attachment and a step in shower cubicle with mixer shower over, inset ceiling spotlights, extractor fan, wall mounted towel radiator, neutral ceramic wall and floor.

EXTERNAL

FRONT

Gated access into low maintenance front garden leading lead entrance.

REAR

Privately enclosed laid to lawn rear garden with raised patio, single garage, external tap and gated rear access leading out onto rear lane.

