



## 139 Vivian Road

Sketty, Swansea, SA2 0UP

**Asking Price £215,000**



Semi detached property in the popular location of Tycoch with walking distance to all amenities. Accommodation briefly comprises of Hallway, Lounge, dining room, conservatory, kitchen/ breakfast room and w.c to the ground floor. To the first floor three bedrooms and bathroom. uPVC Double glazing & Gas central Heating. Front & rear gardens. Driveway leading to single garage. Pretty enclosed rear garden. Easy access to local shops, amenities, a regular bus service, Gower College, Singleton Hospital and Swansea University. EPC = C.



# FULL DESCRIPTION

## ENTRANCE

Enter via wooden obscured glass panel door into:

## HALLWAY

Staircase to first floor, radiator, door into kitchen, wood effect flooring, doors off to:

## CLOAKROOM

6'3" x 2'11" (1.91 x 0.89)

Two piece suite comprising low level WC, wall mounted wash hand basin, Upvc double glazed obscured glass window to side, radiator, tiled flooring.

## LOUNGE

14'0" x 12'10" (4.27 x 3.91)

Upvc double glazed window to front, wall lights, radiator, wood effect flooring, sliding wooden glass panel doors into:

## DINING ROOM

12'8" x 12'8" (3.86 x 3.86)

Door into kitchen, radiator, wood effect flooring, Upvc double glazed sliding glass panel door window and door into:

## CONSERVATORY

11'3" x 10'12" (3.43 x 3.35)

Upvc double glazed windows to sides and rear offering A pleasant leafy green outlook over garden, Upvc double glazed French doors to side leading out to patio area, wooden floorboards.

## KITCHEN

12'10" x 8'5" (3.91 x 2.57)

Fitted with a range of wall and base units incorporating work surface over, set in stainless steel sink and drainer with mixer tap, built in electric oven with set in four ring gas hob with splash back and extractor hood over, cupboard housing wall mounted gas boiler, plumbed for washing machine, ceramic wall tiles, Upvc double glazed window to rear offering an attractive garden outlook, door into dining room, Upvc double obscured glass panel door to side leading to garden, radiator, tiled flooring.

## FIRST FLOOR

### LANDING

Bright split level landing area, loft hatch, Upvc double glazed obscured glass window to side, built in airing cupboard, wood effect flooring, doors off to:

### BEDROOM 1

14'10" x 12'10" (4.52 x 3.91)

Upvc double glazed window to front, coving, radiator, wood effect flooring.

### BEDROOM 2

11'2" x 10'8" (3.40 x 3.25)

Upvc double glazed window to front, radiator, wood effect flooring.

### BEDROOM 3

12'10" x 9'3" (3.91 x 2.82)

Upvc double glazed window to rear enjoying a pleasant leafy green outlook, built in storage area, radiator, wood effect flooring.

## BATHROOM

10'0" x 5'5" (3.05 x 1.65)

Three piece suite comprising low level WC, pedestal wash hand basin, set in bath with mixer tap with shower attachment over, extractor fan, Upvc double glazed obscured glass window to rear, ceramic wall tiles, wall mounted towel radiator, ceramic floor tiles.

## EXTERNAL

### FRONT

Gated access leading onto driveway with access into garage. Pleasant low maintenance front garden with side access to rear garden.

### REAR

Pleasant rear garden backing onto woodland area. Astro turf and patio seating areas. External tap.

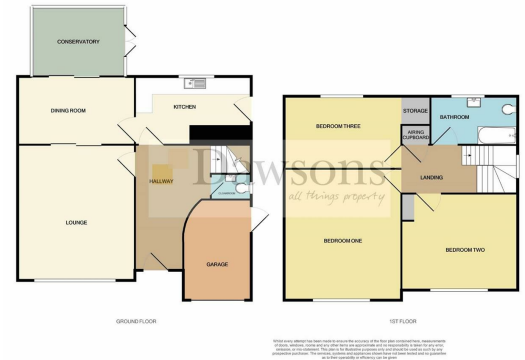
### Directions:-

From our Sketty showroom proceed to the traffic lights on Gower Road and turn right onto Vivian Road. Continue up vivian road until the mini roundabout and then turn left onto tycoch road and sharp right again at the traffic lights into a lane. The property can be found on the left hand side.

# AREA MAP



# FLOOR PLANS



# EPC

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 69                      | 72        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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