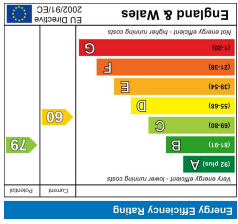
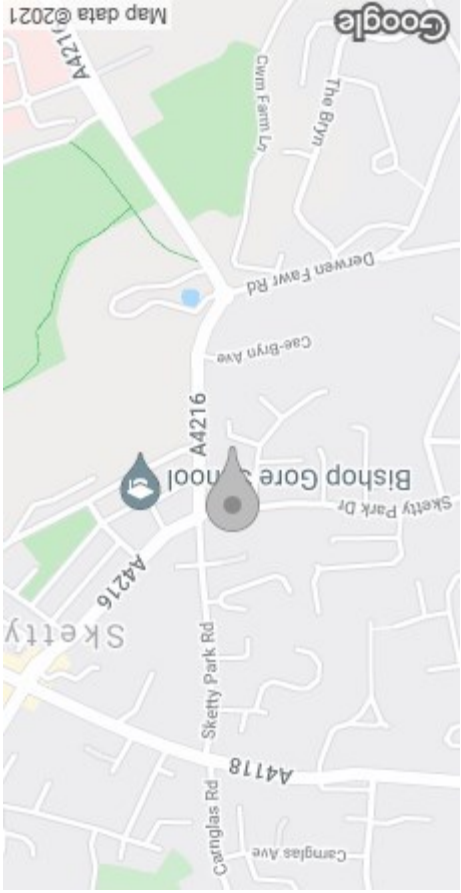


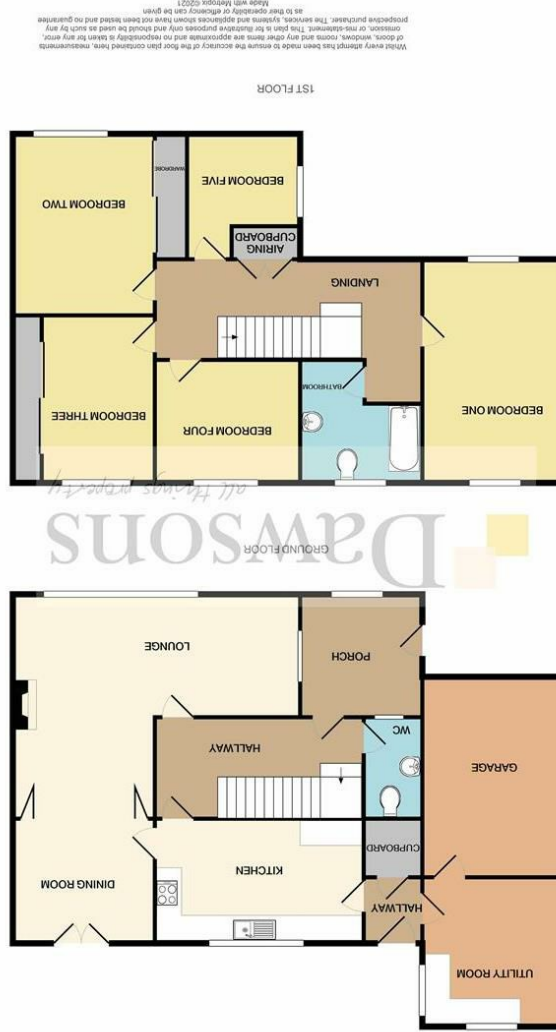
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EPC



AREA MAP



FLOOR PLAN



3 Dana Drive
 Sketty, Swansea, SA2 8LF
Asking Price £349,950



GENERAL INFORMATION

Pleased to bring to the market an attractive and beautifully presented detached property set in a quiet family friendly cul de sac location. It offers easy access to local amenities & regular bus routes with it also being just a short walk away from Singleton Hospital & Park. The property comprises spacious porch, cloakroom, L-shaped lounge, dining room, kitchen/breakfast room & utility area to ground floor with a further five bedrooms and family bathroom to the first floor. The property benefits of uPVC double glazing, gas central heating, tasteful & well maintained decor throughout, well kept and fully enclosed level laid to lawn rear garden, driveway parking and single garage. We recommend viewing this property to fully appreciate the standard of accommodation. EPC- TBC

FULL DESCRIPTION

Entrance

Enter via UPVC double glazed obscure glass door into:-

Porch

8'2" x 6'10" (2.51 x 2.10)

UPVC double glazed window to front, internal wooden double glazed window looking into lounge, wooden single glazed door opening into:-

Hallway

Staircase to first floor, radiator, doors off to

Cloakroom

Fitted with a white two piece suite comprising low-level WC, bowl style wash hand basin, splashback wall tiles, extractor fan, internal wooden single glazed obscure glass window into porch, radiator, vinyl flooring

L-Shape Lounge

18'2" max x 16'2" max (5.54 max x 4.93 max)

Large UPVC double glazed window to front, coving, stone effect feature fireplace, two radiators, double doors opening into:-

Dining Room

9'10" x 9'9" (3.01 x 2.99)

UPVC double glazed French doors to rear opening out into garden, coving, door into:-



Kitchen/Breakfast Room

11'8" x 9'1" (3.58 x 2.78)

Fitted with a range of modern wall and base units with work surface over, set in 1&1/2 stainless steel sink and drainer, space for freestanding electric cooker with extractor hood over, plumbed for washing machine, space for American-style fridge freezer, UPVC double glazed window to rear, splashback wall tiles, radiator, tiled flooring, wooden single glazed door into:-

Inner Hallway

UPVC double glazed obscure glass door to rear, built in storage cupboard, tiled flooring, wooden door into:-

Utility Area

12'7" x 7'5" (3.85 x 2.27)

Two UPVC double glaze windows one to rear and one to side, worksurface with set in stainless steel sink, gas boiler, radiator, tiled flooring, internal lockable door into garage

FIRST FLOOR

Landing

Large built-in airing cupboard housing water tank, loft hatch, UPVC double glazed window to front, doors off to

Bedroom One

15'8" x 11'3" (4.80 x 3.43)

Two UPVC double glazed windows one to rear and one to front, two radiator

Bedroom Two

13'2" x 8'0" (4.02 x 2.46)

UPVC double glazed window to front, large built-in wardrobes with sliding doors, radiator

Bedroom Three

12'5" x 6'0" (3.79 x 1.83)

UPVC double glazed window to rear, large built-in wardrobes with sliding doors, radiator, wood effect laminate flooring

Bedroom Four

9'2" x 7'2" (2.80 x 2.19)

UPVC double glazed window to rear, radiator, wood effect flooring

Bedroom Five

7'10" x 7'7" (2.40 x 2.33)

UPVC double glaze window to side radiator would effect flooring

Bathroom

9'1" x 6'1" (2.78 x 1.86)

Fitted with a white three-piece suite comprising low-level WC, pedestal wash hand basin, panelled bath with overhead electric shower, UPVC double glazed obscure glass window to rear, ceramic splashback wall tiles, towel radiator, tiled flooring

EXTERNAL

Front

Open access onto driveway parking leading to entrance and single garage along with a well maintained paved area.

Rear

Fully enclosed and family friendly rear garden offering laid to lawn area, decked seating, storage shed and gated side access.

