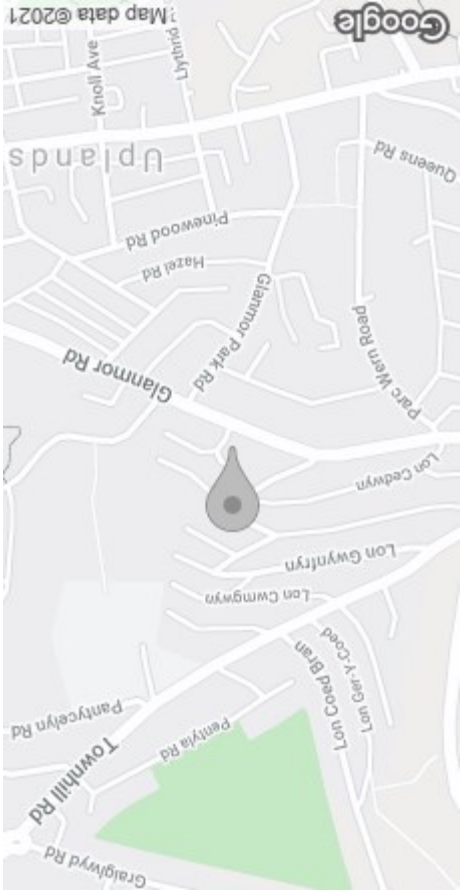


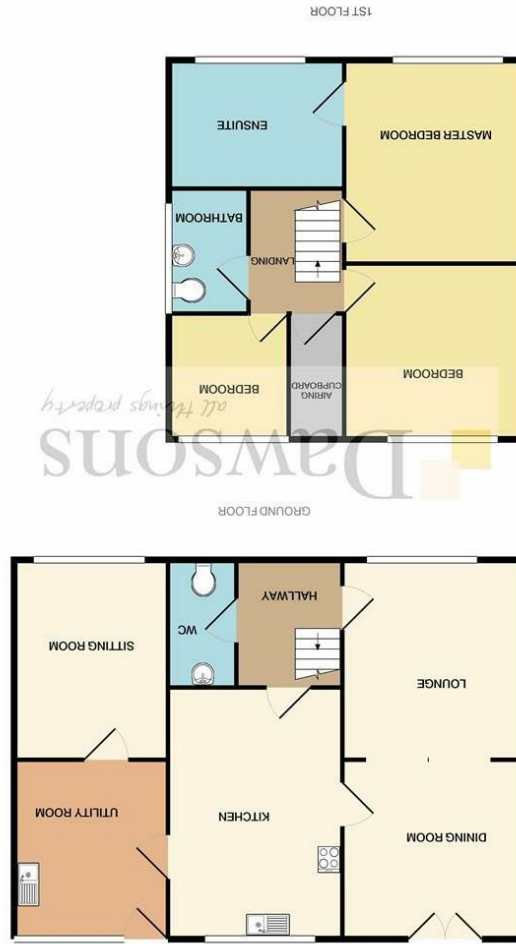
EPC



AREA MAP

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.

What ever agent has been made to ensure the accuracy of the floor plan contained here, measurements of doors, rooms and other parts are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is intended for guidance only and should be used as such by any prospective purchaser. The service, however and expenses thereon have been made and no guarantee as to their accuracy or efficiency can be given.
 Made with Bluebox 02021



FLOOR PLAN



3 Newnham Crescent
 Sketty, Swansea, SA2 0RZ
 Asking Price £329,950



GENERAL INFORMATION

Beautifully presented & well maintained spacious detached property situated within a convenient and sought after location within the desirable area of Sketty. This well proportioned home comprises to the ground floor hallway, cloakroom, light and airy lounge, dining room, fitted kitchen, utility room and sitting room. The first floor enjoys three bedrooms, one with good sized ensuite and family bathroom. Benefits include Upvc double glazing, gas central heating, sizeable driveway, enclosed rear laid to lawn garden with bordered mature shrubs, patio area and decked area. Ideal family home within good school catchment areas. Easy access to Sketty Cross, Uplands, Singleton hospital, Swansea Uni, Singleton & Cwmdonkin parks & the sea front. Internal viewing advised to appreciate. EPC = D.

FULL DESCRIPTION

ENTRANCE

Enter via UPVC double glazed glass panelled door into:

HALLWAY

UPVC double glazed window to front, covered ceiling, radiator, porcelain floor tiles, stairs to first floor.

CLOAKROOM

Two piece suite comprising, low-level WC, pedestal wash and basin, tiled walls, tiled flooring, UPVC double glazed window to front.

LOUNGE

14' x 10'9" (into bay) (4.27m x 3.28m (into bay))

UPVC double glazed bay window to front, covered ceiling, fireplace with limestone backdrop and heath, radiator, plank oak flooring.

OPENING INTO DINING ROOM

11'8" x 9'0" (3.56m x 2.76m)

UPVC double glazed patio doors to rear over looking the rear garden, covered ceiling, radiator, plank oak flooring.



KITCHEN

9'6" x 15'11" (2.90m x 4.86m)

Fitted with a range of wall and base units with contemporary worksurfaces over, set in stainless steel sink and draining with mixer tap, built in double Neff electric oven, four ring gas hob, chimney style extractor fan over, breakfast bar, storage cupboard, radiator, tiled flooring, UPVC double glazed window to rear.

UTILITY ROOM

7'4" x 7'6" (2.24m x 2.29m)

UPVC glass panel door to rear, UPVC double glaze window to rear, stainless steel sink and drain with mixer tap, storage cupboard under, plumed for washing machine, wall mounted boiler, radiator, tiled flooring.

SITTING ROOM

7'7" x 15'10" (2.32m x 4.84m)

Double glazed window to front, velux window, radiator, laminate flooring.

FIRST FLOOR

LANDING

Loft access and good sized airing cupboard.

BEDROOM 1

10'11" x 13'11" (3.35m x 4.26m)

UPVC double glazed bay window to front, fitted wardrobes, wooden flooring and radiator.

EN SUITE

White three piece suite comprising corner shower cubicle, low-level WC, pedestal wash hand basin, tiled walls, radiator, laminate flooring, UPVC double glazed window to front.

BEDROOM 2

9'1" x 11'1" (2.78m x 3.39m)

UPVC double glazed window to rear, fitted wardrobes, radiator, wooden flooring.

BEDROOM 3

7'5" x 9'3" (2.28m x 2.83)

UPVC double glazed window to rear, fitted wardrobe, wooden floor, radiator.

BATHROOM

White three piece suite comprising tiled panelled bath with shower over, low-level WC, pedestal wash hand basin, tiled walls, radiator, UPVC double glaze window to side.

EXTERNAL

FRONT

Ample off-road parking.

REAR

Enclosed rear garden laid to lawn with bordered mature shrubs, patio area and decked area.

