

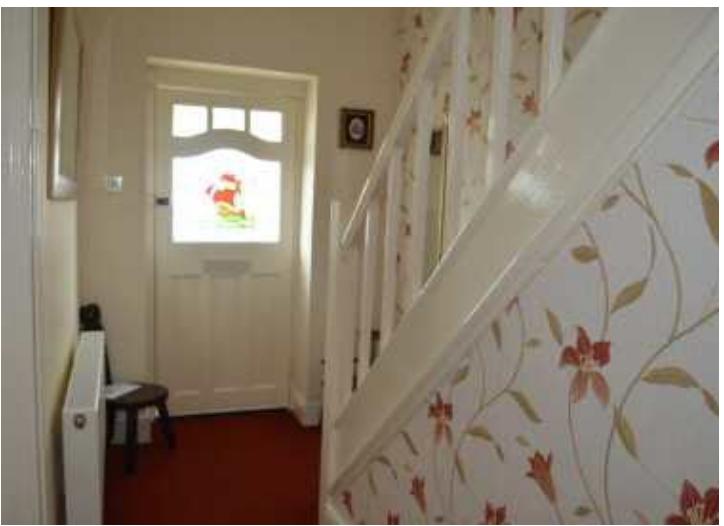


## 7 Hazelmere Road, Sketty, Swansea, SA2 0SN

Brilliantly situated traditional semi detached property offering well proportioned living space throughout. The accommodation comprises entrance porch, lounge, dining/sitting room with sliding doors out to rear garden, kitchen, three bedrooms and a first floor bathroom. Benefits include uPVC d/g, gas c/h, traditional features, low maintenance front garden and beautifully kept enclosed rear garden laid to lawn with patio seating area. Within walking distance to the popular Sketty shops offering easy access to local shops, amenities, pubs and parks. A short journey away from Singleton Hospital and Swansea University. An ideal family home within good school catchments.

**Asking Price £188,950**

90 Gower Road, Sketty, Swansea, SA2 9BZ  
T: 01792 299 655 | F: 01792 280 669  
[sk@dawsonsproperty.co.uk](mailto:sk@dawsonsproperty.co.uk)



## ENTRANCE

Enter via uPVC double glazed obscured glass panel door into:-

### PORCH 1.901m x 0.988m (6'3" x 3'3")

UPVC double glazed obscured glass windows to front and sides, ceramic floor tiles, hardwood obscured stained glass panel door into:-

## HALLWAY

Coving, staircase to first floor, built in understairs storage cupboard, radiator, wood panelled doors off to:-

### LOUNGE 4.069m (into bay) x 3.590m (into alcove) (13'4" (into bay) x 11'9" (into alcove))

UPVC double glazed bay window to front, coving, plate rack, alcoves, wooden obscured glass double doors into dining/sitting room, set in coal effect gas fire with marble effect hearth and brick backdrop, radiator.

### DINING/SITTING ROOM 6.560m (max) x 3.358m (max) (21'6" (max) x 11'0" (max))

UPVC double glazed sliding glass panel window and door to rear leading out to garden, alcoves, wooden obscured glass double doors into dining room, set in coal effect gas fire with Greek marble hearth and backdrop with Tulip wood surround, two wall lights, radiator, wood panelled door into kitchen.

### KITCHEN 4.730m x 2.006m (15'6" x 6'7")

Fitted with a range of white high gloss wall and base units with work surface over, set in 1½ bowl stainless steel sink and drainer with mixer tap, breakfast bar, electric cooker point, plumbed for washing machine, coving, ceramic splash back tiles, uPVC double glazed window and glass panel door to rear leading out to garden, ceramic floor tiles.

## FIRST FLOOR

### SPLIT LEVEL LANDING

Loft hatch, uPVC double glazed obscured glass window to side, picture rail, wood panelled doors off to:-

### BEDROOM 1 4.079m (into bay) x 3.698m (max) (13'5" (into bay) x 12'2" (max))

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

### BEDROOM 2 3.647m x 3.047m (12'0" x 10'0")

UPVC double glazed window to rear enjoying an attractive outlook over garden, picture

rail, radiator.

### BEDROOM 3 2.685m (max) x 2.697m (max) (8'10" (max) x 8'10" (max))

UPVC double glazed window to rear offering a pleasant garden outlook, radiator.

### BATHROOM 2.128m x 1.980m (7'0" x 6'6")

White three piece suite comprising low level w.c., pedestal wash hand basin, panelled bath with electric shower over, extractor fan, uPVC double glazed obscured glass window to front, ceramic wall tiles, wall mounted vanity mirror, radiator, tiled effect floor covering.

## EXTERNAL

### FRONT

Gated access, low maintenance front yard with decorative stones, gated side access to rear garden.

### REAR

Pleasant enclosed rear garden laid to lawn with mature bush border and a variety of attractive shrubs and flowers, patio seating area, wooden storage shed.

### DIRECTIONS

**TENURE:** Freehold

**COUNCIL TAX:** E

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 299 655



Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.