



3 Maple Crescent, Sketty, Swansea, SA2 0QD

Dawsons are delighted to introduce to the market this deceptively spacious and well maintained three bedroomed traditional mid terraced property. This light and airy home comprises kitchen, dining room with french doors out to garden, sizeable lounge, three good size bedrooms, one with en suite and a first floor bathroom. Benefits include uPVC d/g, gas c/h, low maintenance front garden and a pleasant enclosed rear garden with decked seating area and a laid to lawn area. Ideally situated within walking distance of local shops, amenities and parks. Offering easy access to Singleton Hospital and Swansea University. Internal viewing advised to appreciate this lovely home.

Offers Over £215,000

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ENTRANCE

Enter via hardwood obscured glass panel door into:-

MAIN HALLWAY

Hardwood glazed obscured glass window to front, uPVC double glazed obscured stained glass window to front, staircase to first floor, plate rack, built in under stairs storage cupboard, radiator, wood effect laminate flooring, wood panelled door into:-

DINING ROOM 13'6 x 12'6 (4.11m x 3.81m)

UPVC double glazed french doors to rear leading out to garden, alcove with built in storage cupboard housing wall mounted "Baxi" combination boiler, radiator, opening into kitchen, wooden double doors, hallway leading to side entrance for bike storage, slate floor tiles.

HALLWAY 6'9 x 3'0 (2.06m x 0.91m)

Hardwood obscured glass panel door to front, hardwood glazed obscured glass window to front, built in storage cupboard.

KITCHEN 14'6 x 6'9 (4.42m x 2.06m)

Fitted with a range of light wood wall and base units incorporating multi tone work surface over, breakfast bar, set in 1½ bowl stainless steel sink and drainer with mixer tap, built in stainless steel electric oven and grill with matching inset four ring gas hob with stainless steel extractor hood over, stainless steel splash back, coving, two uPVC double glazed windows to side and rear overlooking the garden, uPVC double glazed obscured glass panel door to side leading out to garden, radiator, slate floor tiles.

LOUNGE 19'6 x 10'0 (5.94m x 3.05m)

Large uPVC double glazed window to front boasting a pretty garden outlook, uPVC double glazed french doors to rear leading out to rear garden, Two semi circular wall lights, set in coal effect gas fire with brick surround, radiator, wood effect laminate flooring.

FIRST FLOOR

LANDING

Loft hatch, wood panelled doors off to:-

BEDROOM 1 14'9 x 10'1 (4.50m x 3.07m)

UPVC double glazed window to front, radiator, wood panelled door into:-

EN SUITE 10'1 x 4'11 (3.07m x 1.50m)

White modern three piece suite comprising low level w.c., set in high gloss vanity unit wash hand basin with stainless steel mixer tap, low level w.c., step in glass door shower cubicle with stainless steel mixer shower over with hand held attachment, uPVC double glazed obscured glass window to

rear, built in storage cupboard, wall light, shaving point, contemporary radiator, multi tone metallic floor tiles.

BEDROOM 2 11'6 x 11'6 (into bay) (3.51m x 3.51m (into bay))

UPVC double glazed bay window to front, radiator.

BEDROOM 3 9'8 x 8'6 (2.95m x 2.59m)

UPVC double glazed window to rear, radiator.

BATHROOM 6'9 x 6'2 (2.06m x 1.88m)

White modern three piece suite comprising low level w.c., pedestal wash hand basin with stainless steel mixer tap, set in panelled bath with central stainless steel mixer tap with stainless steel shower over, uPVC double glazed obscured glass window to rear, mosaic ceramic wall tiles, wall mounted towel radiator, high gloss ceramic floor tiles.

EXTERNAL

FRONT

Gated access to pathway leading to entrance door, secondary entrance door leading to side storage for potential bicycle/pram use. Pleasant laid to lawn area with a variety of shrubs, trees and bushes.

REAR

Sizeable enclosed attractive rear garden with plastic decking with spotlighting leading up to a pleasant laid to lawn area offering an abundance of shrubs and bushes, wooden shed.

DIRECTIONS

From our Sketty showroom take a left down Gower Road taking the third turning left onto Glanmor Park Road. Follow the road up the hill taking the third turning right onto Maple Crescent. The property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX:

EPC RATING: E

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.