



Lon Cedwyn, Sketty, Swansea, SA2 0TH

A beautifully presented semi detached bay fronted property set in a quiet location affording spectacular sea views with many original features. The accommodation comprises lounge, dining room and fitted kitchen, three bedrooms with a dressing room / nursery off the master bedroom and family bathroom. Gas c/h & mainly d/g. Externally there are pleasant gardens to front and rear. Ideally situated for access to Swansea University and Singleton Hospital. Viewing is strongly encouraged to appreciate this lovely family home. Within walking distance to Cwmdonkin Park.

Asking Price £239,950

90 Gower Road, Sketty, Swansea, SA2 9BZ
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Enter via uPVC double glazed door to porch, original front door with stained glass panel to:-

HALLWAY

Laminate flooring, radiator, understairs storage, stairs to first floor.

LOUNGE 4.846m (into bay) x 3.859m (15'11" (into bay) x 12'8")

UPVC double glazed bay window to front with some sea views, original tiled working fireplace with wooden mantle over tiled hearth, picture rail.

DINING ROOM 4.533m (into bay) x 3.575m (max) (14'10" (into bay) x 11'9" (max))

Radiator, original working fireplace with tiled hearth, picture rail, original bay window to rear.

KITCHEN 3.990m x 2.304m (13'1" x 7'7")

Laminate floor, range of base and drawer units, 1½ bowl stainless steel drainer, space for fridge and freezer, gas range cooker with two gas ovens and separate grill, part tiled walls, uPVC double glazed window to side, storage cupboard and pantry, radiator, door to side.

FIRST FLOOR

LANDING

Loft access with pull down ladder.

MASTER BEDROOM 3.874m x 4.410m (into bay) (12'8" x 14'6" (into bay))

Radiator, uPVC double glazed bay window affording spectacular sea views over, Swansea Bay and Mumbles Head, shelved seating area, picture rail, door leading to:-

DRESSING ROOM/NURSERY 2.992m (max) x 2.061m (9'10" (max) x 6'9")

Radiator, uPVC double glazed window to front, picture rail.

BEDROOM 2 3.803m x 3.368m (max) (12'6" x 11'1" (max))

Radiator, tiled fireplace, picture rail, uPVC double glazed window to rear.

BEDROOM 3 2.785m (max) x 2.812m (9'2" (max) x 9'3")

Radiator, uPVC double glazed window to rear.

FAMILY BATHROOM

Tiled floor, pedestal wash basin, w.c., pedestal, wash hand basin, w.c., p-shaped bath with

shower over, chrome ladder towel rail, radiator, part tiled walls, two uPVC double glazed window to side.

EXTERNAL

FRONT

Area laid to lawn bordered with mature shrubs and planting, patio area with sea views.

REAR

Decked area, pedestrian path leading to lawn bordered with shrubs, pedestrian gate leading to road way, storage shed with plumbing for washing machine.

DIRECTIONS

From our Sketty showroom proceed to the traffic lights on Gower Road and turn right onto Vivian Road. At the mini-roundabout turn right onto Tycoch Road and at the T Junction turn right onto Glanmor Road. Take the next turning left onto Lon Cedwyn and the property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: D

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.