



Rustic Close, Sketty, Swansea, SA2 9LZ

Modern semi detached property set in cul de sac location, with panoramic sea views from first floor over Swansea Bay and Mumbles Head. Within walking distance to Sketty Primary school. Olchfa Comprehensive school catchment area. The accommodation comprises three bedrooms, two reception rooms, fitted kitchen and family bathroom. Gas c/h and d/g throughout. Driveway parking leading to single detached garage. Enclosed rear garden. No Chain. Viewing recommended.

Asking Price £187,500

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ENTRANCE

Enter via uPVC double glazed glass panel door into:-

HALLWAY

Coving, staircase to first floor, uPVC double glazed obscured glass window to front, storage box housing gas meter, wood panelled door into:-

LOUNGE 3.945m (max) x 3.879m (12'11" (max) x 12'9")

Large uPVC double glazed window to front offering partial sea views, coving, set in wood burning electric fire, built in understairs cupboard, radiator, wood panelled door into:-

DINING ROOM 3.117m x 2.489m

UPVC double glazed double doors to rear opening on to patio seating area in garden, coving, radiator, folding door into:-

KITCHEN 3.100m x 2.239m (10'2" x 7'4")

Fitted with a range of wooden wall and base units incorporating work surface over, set in stainless steel sink and drainer with mixer tap, gas cooker points with integrated extractor hood over, coving, uPVC double glazed window to rear enjoying a beautiful garden outlook, uPVC double glazed obscured glass panel door to side leading out onto driveway, ceramic splash back tiles, plumbed for washing machine, multi tone tiled effect flooring

FIRST FLOOR

LANDING

Coving, loft hatch with pull down ladder leading out to attic partly boarded providing ample storage space, built in airing cupboard housing wall mounted "Baxi" gas combination boiler and shelving, wood panelled doors off to:-

BEDROOM 1 3.860m x 2.621m (12'8" x 8'7")

UPVC double glazed window to front boasting a spectacular panoramic sea view outlook over Swansea Bay and Mumbles head, coving, radiator.

BEDROOM 2 3.306m (max) x 2.677m (max) (10'10" (max) x 8'10" (max))

UPVC double glazed window to rear enjoying a stunning garden outlook, coving, radiator.

BEDROOM 3 2.947m x 2.200m (9'8" x 7'3")

UPVC double glazed window to front enjoying fantastic far reaching sea views over Swansea Bay and Mumbles Head, built in storage cupboard, radiator.

BATHROOM 2.153m x 1.655m (7'1" x 5'5")

Three piece suite comprising low level w.c., pedestal wash hand basin, panelled bath with electric shower over, ceramic wall tiles, uPVC double glazed obscured glass window to rear, radiator.

EXTERNAL

FRONT

Open access onto driveway leading to rear garden and detached garage, steps up to entrance, pleasant laid to lawn area.

DETACHED GARAGE 5.875m x 2.754m (19'3" x 9'0")

Electric roller shutter, arched roof, providing extra storage space, windows to side and rear, lighting and electrics.

REAR

Beautiful enclosed rear garden laid to lawn with paved seating area and decorative stone area, wooden summer house.

DIRECTIONS

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: C

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.