



261 Gower Road, Sketty, Swansea, SA2 7AA

We are pleased to introduce to the market this impressively spacious and beautifully well maintained traditional detached family home situated in the popular and sought after location of Sketty. This lovely home is spread over three floors and offers the potential of a separate granny annex to the basement level with family room, kitchenette, shower room and dining area with bio-folding doors out to garden. The ground and first floor Comprises welcoming hallway, kitchen/breakfast room, dining/sitting room, lounge with doors out to sun terrace, cloakroom, four bedrooms and a f/f bathroom. Benefits from upvc d/g, gas c/h, driveway, double car port and a fantastically spacious laid to lawn garden with elevated decked seating areas. An ideal family home within good school catchments. Within easy access of Singleton hospital, Swansea Uni and the sea front. No upward chain involved. Internal viewing essential to appreciate this deceptively large home.

Asking Price £449,950

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ENTRANCE

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

INNER PORCH 1.783m x 1.275m (5'10" x 4'2")

UPVC double glazed obscured glass window to side, coving, radiator, hardwood glass panel double doors into:-

HALLWAY

Spacious welcoming hallway, ceiling rose, coving, plate rack, staircase to first floor, staircase down to lower ground floor, wooden flooring, doors off to:-

CLOAKROOM 1.472m x 1.225m (4'10" x 4'0")

White modern two piece suite comprising low level w.c., pedestal wash hand basin with stainless steel mixer tap, hardwood semi circular stained glass window to front, radiator, wooden flooring.

KITCHEN/BREAKFAST ROOM 4.561m x 4.278m (15'0" x 14'1")

Fitted with a range of wooden wall and base units incorporating granite work surface over, set in 1½ bowl stainless steel sink and drainer with mixer tap, built in electric "Neff" double oven and grill, matching stainless steel "Neff" five ring gas hob with stainless steel splash back with extractor hood over, built in stainless steel "Neff" microwave, built in wine racks, inset ceiling spotlights, uPC double glazed windows to front and rear, uPVC double glazed obscured glass panel barn door to front leading out onto driveway, plumbed for dishwasher, radiator, neutral high gloss floor tiles.

DINING/SITTING ROOM 4.786m x 4.492m (into bay) (15'9" x 14'9" (into bay))

UPVC double glazed bay win dow to rear enjoying a beautiful leafy green outlook over garden, ornate ceiling rose, coving, ornate feature fire surround with hearth, two radiators, wooden flooring.

LOUNGE 4.807m (max) 4.791m (max) (15'9" (max) 15'9" (max))

UPVC sliding glass panel doors to rear leading out to decked sun terrace overlooking garden, two uPVC double glazed frosted stained glass windows to side, inset ceiling spotlights, plate rack, two radiators, wooden flooring.

BEDROOM 4 4.2m x 2.75m (13'9" x 9'0")

UPVC double glazed windows to front and side, coving, radiator, wood effect flooring.

LOWER GROUND FLOOR

FAMILY ROOM 4.715m (max) x 4.655m (max) (15'5" (max) x 15'3" (max))

UPVC double glazed window to side, inset ceiling spotlights, opening into dining room, radiator, neutral floor tiles, wood panelled doors into:-

KITCHENETTE 3.789m x 3.251m (12'5" x 10'8")

Fitted with a range of wooden wall and base units incorporating work surface over, set in 1½ bowl stainless steel sink and drainer with mixer tap, built in electric "Statesman" oven and grill, inset four ring halogen hob with stainless steel extractor hood oven, inset ceiling spotlights, high gloss ceramic splash back tiles, uPVC double glazed window to side, uPVC double glazed french doors to side leading out to garden, radiator, neutral floor tiles.

FORMAL DINING ROOM 7.974m (max) x 2.841m (max) (26'2" (max) x 9'4" (max))

UPVC double glazed bio folding doors leading out onto decked seating area in garden, inset ceiling spotlights, two radiators, neutral floor tiles.

FIRST FLOOR



LANDING

Spacious split level landing, coving, built in airing cupboard housing wall mounted gas "Baxi" boiler, radiator, wood panelled doors off to:-

BEDROOM 1 4.765m x 3.955m (15'7" x 13'0")

UPVC double glazed window to rear offering an attractive garden outlook, inset ceiling spotlights, fitted sliding mirrored door fitted wardrobes, radiator, wood effect flooring, wood effect flooring, wood panelled door into:-

EN SUITE 1.932m x 1.817m (6'4" x 6'0")

White modern three piece suite comprising low level w.c., vanity unit wash hand basin with stainless steel mixer tap, corner sliding glass floor shower cubicle with electric shower over, strip lights with shaving point, ceramic splash back tiles, inset ceiling spotlights, coving, uPVC double glazed obscured glass windows to side, radiator, part tiled flooring, wooden floor boards.

BEDROOM 2 4.770m x 4.439m (15'8" x 14'7")

UPVC double glazed bay window to rear enjoying a stunning garden outlook, ornate ceiling rose, coving, fitted hardwood mirrored door wardrobes, two radiators, wood effect flooring.

BEDROOM 3 3.345m x 2.318m (10'11" x 7'7")

UPVC double glazed window to side, coving, radiator, wood effect flooring.

BATHROOM 3.046m x 1.926m (10'0" x 6'4")

White three piece suite comprising low level w.c., pedestal wash hand basin with stainless steel waterfall mixer tap, set in panelled shower bath with stainless steel mixer tap with shower attachment and glass modesty screen, extractor fan, inset ceiling spotlights, ceramic splash back tiles, uPVC double glazed window to front, loft hatch, wall mounted chrome towel radiator, ceramic floor tiles.

EXTERNAL

FRONT

Access via double electrical gates onto driveway providing ample off road parking. Double car port. Gated side access to rear garden.

REAR

An impressively spacious enclosed rear laid to lawn garden with an abundance of mature trees. Offering two elevated decked seating areas

DIRECTIONS

From our Sketty Office proceed straight at traffic lights continue along Gower Rd, proceed straight at traffic lights, Continue along this road passing Parkway Clinic on your left and the property can then be found on your left hand side.

TENURE: Freehold

COUNCIL TAX: G

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.