



## Roger Beck Way, Sketty, Swansea, SA2 0JF

Modern spacious detached home built by Bellway Homes. Situated within walking distance to Singleton Hospital, University, Swansea Bay and Promenade. Cul de sac location. Two minutes from bus stop to Swansea town centre. The accommodation comprises spacious hallway, cloakroom, lounge, sitting room, newly fitted kitchen/breakfast room, utility room, four bedrooms, master bedroom with dressing room and en suite family bathroom (all new sanitary ware). Gas central heating and double glazed. Enclosed level rear garden. Laid to lawn. Driveway and double garage. Early viewing essential. No upward chain involved

**Asking Price £439,950**

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**ENTRANCE**  
Enter via hardwood (metal) panelled door into:-

**HALLWAY**  
Welcoming airy entrance hallway, ornate ceiling rose, coving, built in storage cupboard with hanging rail, staircase to first floor, built in under stairs storage cupboard, radiator, wood effect laminate flooring, doors off to:-

**KITCHEN/DINING ROOM 8.355m x 4.374m (27'5" x 14'4")**  
Fitted with a range of modern wall and base units incorporating work surface over, set in 1½ bowl porcelain sink and drainer with stainless steel mixer tap, electric cooker points, glass door display cabinets, coving, two uPVC double glazed windows to rear enjoying an attractive garden view, wood panelled door into lounge, two radiators, wood effect laminate flooring, wood panelled door into :-

**UTILITY ROOM 2.850m x 1.815m (9'4" x 5'11")**  
Modern base units with work surface over, set in 1½ bowl porcelain sink and drainer with mixer tap, plumbed for washing machine, new wall mounted "Baxi" gas combination boiler, wooden glass panel door to side leading out onto driveway, radiator, wood effect laminate flooring.

**LOUNGE 6.834m x 4.140m (22'5" x 13'7")**  
UPVC double glazed window to front, uPVC double glazed window and sliding glass panel door to rear leading out onto patio seating area in garden, two ornate ceiling roses, coving, set in stainless steel open fireplace with marble effect hearth, backdrop and wood surround,. Two radiators, wood effect flooring.

**SITTING ROOM 3.564m x 2.444m min (11'8" x 8'0" min)**  
UPVC double glazed window to front, coving, radiator, wood effect laminate flooring.

**CLOAKROOM 2.217m x 1.542m (7'3" x 5'1")**  
White modern two piece suite comprising low level w.c., pedestal wash hand basin with stainless steel mixer tap, uPVC double glazed obscured glass window to side, radiator, wood effect laminate flooring.

**FIRST FLOOR**

**LANDING**  
Airing split level landing, ornate ceiling rose, loft hatch, coving, two good sized built in storage cupboards, wood panelled doors off to:-

**BEDROOM 1 4.677M X 3.153M (15'4" X 10'4")**  
UPVC double glazed window to front, coving, archway onto dressing room, wood panelled door into en suite , radiator.

**DRESSING ROOM 1.958m min x 1.870m (6'5" min x 6'2")**  
Radiator.

**ENSUITE SHOWER ROOM 2.266m x 1.521m (7'5" x 5'0")**  
White modern three piece suite comprising low level w.c., pedestal wash hand basin with waterfall mixer tap, sliding glass door double shower cubicle with stainless steel mixer shower over with hand held attachment, coving, extractor fan, neutral high gloss wall splash back, uPVC double glazed obscured glass window to side, wall mounted chrome heated towel radiator, tiled effect flooring.

**BEDROOM 2 4.054m x 3.365m (13'3" x 11'1")**

UPVC double glazed window to rear enjoying a leafy green garden outlook, coving, full length fitted wardrobes, radiator, wood panelled door into:-

**EN SUITE BATH/SHOWER ROOM 2.730m max x 2.353m max (8'11" max x 7'9" max)**  
Stylish white four piece suite comprising low level w.c., pedestal wash hand basin with stainless steel mixer tap, set in panelled bath with stainless steel mixer tap with shower attachment, sliding glass door double shower cubicle with stainless steel shower over with hand held attachment, coving, extractor fan, inset ceiling spotlights, glitter effect wall splash back panels, uPVC double glazed obscured glass window to rear, wall mounted chrome towel radiator, tiled effect vinyl floor covering.

**BEDROOM 3 4.121m max x 4.037m min (13'6" max x 13'3" min)**  
UPVC double glazed window to rear enjoying a pleasant garden views, coving, radiator.

**BEDROOM 4 3.067m x 2.558m (10'1" x 8'5")**  
UPVC double glazed window to front, coving, radiator.

**FAMILY BATHROOM 2.670m max c 1.942m min (8'9" max c6'4" min)**  
White modern three piece suite comprising low level w.c., pedestal wash hand basin with stainless steel mixer tap, set in panelled bath with stainless steel mixer tap with shower attachment, coving, extractor fan, uPVC double glazed obscured glass window to rear, neutral high gloss splash back wall panels, wall mounted chrome towel radiator, tiled effect flooring.

**EXTERNAL**

**FRONT**  
Driveway parking, double garage, path to entrance door.

**REAR**  
A beautiful level privately enclosed rear garden laid to lawn with paved seating area, wooden fence and boundary, flower beds, mature shrubs and tree.

**N.B**  
.Boiler is newly fitted and comes with a 7yr warranty

**DIRECTIONS**  
From our Sketty showroom proceed along Gower Road towards the Uplands and take the third turning right onto Roger Beck Way.

**TENURE:** Freehold

**COUNCIL TAX:** H

**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.