



Coed Saeson Crescent, Sketty, Swansea, SA2 9DG

Situated at the right at the heart of the distinguished area of Sketty, this deceptively spacious extended traditional mid terrace property boasts ample living space throughout and offers great potential for a project. Comprising entrance porch, welcoming hallway, lounge, dining room, kitchen, utility area, g/f modern bath/shower room and three double bedrooms. Benefits include uPVC d/g, gas c/h, traditional features, built in storage and a pleasant low maintenance enclosed patio rear garden. Rear lane access leading to a double garage to rear. Within walking distance of Sketty Cross offering easy access to Singleton Hospital, Swansea University and Singleton park. Ideal family home within good school catchment areas. No Upward Chain Involved.

Asking Price £169,950

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ENTRANCE

Enter via obscured glass panel door into:-

PORCH 1.327m x 0.901m (4'4" x 2'11")

Obscured glass wooden window to front, coving, wood panelled walls, light wood effect laminate flooring, hardwood obscured glass panel; door into:-

HALLWAY

Welcoming hallway, coving, ornate archway, two open understairs storage areas, wood panelled walls, radiator, doors off to:-

LOUNGE 4.511m into alcove x 4.217m into bay (14'10" into alcove x 13'10" into bay)

UPVC double glazed bay window to front, coving, alcoves, radiator.

DINING ROOM 3.711m into alcove x 3.698m (12'2" into alcove x 12'2")

Coving, alcoves, set in coal effect electric fire with marble effect hearth and backdrop with wood surround, radiator, wooden glass panel double doors into:-

UTILITY ROOM 2.187m x 1.144m (7'2" x 3'9")

UPVC double glazed window to rear overlooking garden, plumbed for washing machine.

KITCHEN/BREAKFAST ROOM 3.393m x 3.085m (11'1" x 10'2")

Opening into kitchen. Fitted with a range of wooden wall and base units incorporating work surface over, set in stainless steel sink and drainer, built in "Caple" electric oven and grill with matching four ring electric hob, plumbed for dishwasher, uPVC double glazed window to side, wood panelled walls, radiator, tiled effect vinyl floor coving, opening into:-

HALLWAY 3.080m x 1.060m (10'1" x 3'6")

Obscured glass aluminium door to side leading out to garden, built in storage cupboard housing wall mounted "Worcester" gas combination boiler, tiled effect vinyl floor covering, wood panelled door into:-

BATH/SHOWER ROOM 3.066m x 2.092m (10'1" x 6'10")

White modern four piece suite comprising low level w.c., pedestal wash hand basin with stainless steel mixer tap, panelled bath, step in sliding glass door corner shower cubicle with stainless steel mixer shower over, two uPVC double glazed obscured glass window to rear, neutral ceramic wall tiles with detailed border tiles, wall mounted chrome towel radiator, neutral ceramic floor tiles.

FIRST FLOOR

LANDING

Split level landing, loft hatch, wood panelled walls, doors off to:-

BEDROOM 1 5.160m max x 3.325m (16'11" max x 10'11")

Two uPVC double glazed windows to front, fitted full length wardrobes, radiator.

BEDROOM 2 3.765m into alcove x 3.665m (12'4" into alcove x 12'0")

UPVC double glazed window to rear overlooking garden, coving, alcove, built in alcove, storage cupboard, radiator.

BEDROOM 3 3.800m x 3.179m (12'6" x 10'5")

UPVC double glazed window to side, radiator.

EXTERNAL

FRONT

Low maintenance front garden.

REAR

Low maintenance enclosed paved rear garden with gated access leading to rear lane providing access to double garage.

DIRECTIONS

From our Sketty showroom turn right onto Eversley Road, continue around taking the first left onto Frogmore Avenue, at junction of Coed Saeson turn right and the property is on the right hand side,

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: E



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.