



Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsonsproperty.co.uk have not checked the service availability of any appliances or central heating boilers which are included in the sale.



79 BRYNDERWEN, SKETTY, SWANSEA, SA2 9GX
ASKING PRICE £189,950



A neatly maintained and well proportioned modern semi detached property built in 2014. This lovely home comprises cloakroom, lounge, kitchen/diner, with french doors leading out to garden, three bedrooms, en suite shower room and a f/f family bathroom. Benefits include uPVC d/g, gas c/h, built in storage, two parking spaces to side. A pleasant enclosed low maintenance paved garden with wooden storage shed. Ideally situated in a quiet and well kept residential cul de sac location of Sketty, offering easy access to the M4, Fforestfach Retail Park, Tycoch Cross, Sketty and the sea front. Just a short drive from Singleton Hospital and Swansea University. Within good school catchment areas. An ideal f/b, investment purchase or family home with no upward chain involved.

ENTRANCE

Enter via hardwood obscured glass panel door into:-

HALLWAY

Staircase to first floor, radiator, wood panelled doors off to:-

CLOAKROOM 1.432m x 0.819m (4'8" x 2'8")

White modern two piece suite comprising low level w.c., pedestal wash hand basin with stainless steel mixer tap with neutral ceramic splash back tiles, extractor fan, uPVC double glazed obscured glass window to front, wall mounted storage cupboard, radiator, vinyl floor covering.

LOUNGE 4.906m x 3.953m max (16'1" x 13'0" max)

UPVC double glazed window to front, radiator, wood panelled door into:-

KITCHEN/DINER 4.929m x 3.465m (16'2" x 11'5")

Fitted with a range of white wall and base units incorporating work surface over, set in 1½ bowl stainless steel sink and drainer with mixer tap, built in stainless steel "Electrolux" electric oven and grill with inset stainless steel four ring gas hob with stainless steel splash back and extractor hood over, plumbed for washing machine, uPVC double glazed windows to side and rear, uPVC double glazed french doors to rear opening out onto patio area in garden, cupboard housing all mounted "Ideal" gas combination boiler, built in understairs storage cupboard, glitter effect vinyl floor covering.

FIRST FLOOR

LANDING

Loft hatch, built in storage cupboard with shelving, wood panelled doors off to:-

BEDROOM 1 3.990m max x 2.976m min (13'1" max x 9'9" min)

UPVC double glazed windows to front and side, built in hanging rail and shelving, radiator, wood panelled door into:-



EN SUITE 2.485m max into shower x 1.577m (8'2" max into shower x 5'2")

White modern three piece suite comprising low level w.c., pedestal wash hand basin with stainless steel mixer tap, step in glass door shower cubicle with stainless steel mixer shower over, neutral ceramic splash back tiles, extractor fan, radiator, wood panelled door into:-

BEDROOM 2 3.078m x 2.785m (10'1" x 9'2")

UPVC double glazed windows to side and rear, radiator.

BEDROOM 3 2.666m x 2.035m (8'9" x 6'8")

UPVC double glazed window to rear, radiator.

BATHROOM 2.250m x 1.843m (7'5" x 6'0")

White modern three piece suite comprising low level w.c., pedestal wash hand basin with stainless steel mixer tap, panelled bath with stainless steel mixer tap, extractor fan, uPVC double glazed obscured glass window to side, shaving point, neutral ceramic splash back tiles, radiator, glitter effect vinyl floor covering.

EXTERNAL

FRONT

Gated access to low maintenance paved area leading to entrance, external wall light, parking spaces to side, gated side access to rear garden.

REAR

Rear garden laid to patio, small shrubbery garden, wooden storage shed.

DIRECTIONS

From our Sketty office proceed up Gower Rd turning right at traffic lights onto Vivian Road. At mini round about turn left onto Tycoch Rd and turn right at next traffic lights onto Carnglas Rd. Proceed straight at mini round about and take second exit at mini round about and third exit at last mini round about onto Ffordd Aneurin Bevan then take the first turning left into Brynderwen.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: B

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 299 655

