



## 22 Lon Cedwyn, Sketty, Swansea, SA2 0TH

Dawsons are delighted to offer for sale this well presented and deceptively spacious traditional detached family home which has been extensively renovated throughout. The works have been carried out over the past two years and include a new heating system, rewiring, new kitchen and re-plastering throughout. Situated in the distinguished and sought after area of Sketty. This bright and airy home is arranged over three floors and comprises porch, welcoming hallway, lounge, dining room, well fitted contemporary modern kitchen/ breakfast room, utility room, f/f bathroom, w.c, four bedrooms plus a fifth attic bedroom with a shower and w.c. Benefits include spectacular panoramic sea views over Swansea Bay and Mumbles head, Upvc triple glazing throughout (except bed 4), gas c/h, pleasant laid to lawn front and rear gardens with paved seating areas and off road parking to rear with access to a large detached garage. Ideally situated within good school catchment areas with easy access to shops, amenities, Singleton hospital and Swansea University. An ideal family home. Viewing is essential to truly appreciate this fabulous home.

**Asking Price £350,000**

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Enter via uPVC double glazed glass panelled door with side panel to:-

#### **PORCH**

Original quarry tiled floor, uPVC double glazed stained glass panel door to:-

#### **HALL**

Two radiators, original picture rail, stairs to first floor, ornate ceiling rose, plate rack.

#### **CLOAKROOM 1.552m x 0.707m (5'1" x 2'4")**

White three piece suite comprising double glazed Opaque window to side, neutral ceramic tiled walls.

#### **LOUNGE 4.208m x 3.674m into alcove (13'10" x 12'0" into alcove)**

Radiator, uPVC triple glazed bay window to front with panoramic sea views, gas coal effect fire on marble effect hearth with wooden mantel over, arch through to:-

#### **DINING ROOM 3.939m max x 3.332m (12'11" max x 10'11")**

Radiator, gas effect fire, marble effect hearth with mantel over, two uPVC triple glazed widows to side.

#### **KITCHEN DINER 3.572m x 3.593m (11'9" x 11'9")**

Slate tiled floor with range of contemporary modern base, wall, drawer and carousel units with solid wooden worktop over, integral burner gas hob with extractor over, integral electric double oven, integral dishwasher, under lighting composite 1½ bowl, sink and drainer, uPVC double glazed window to rear, part tiled walls, radiator, door.

#### **UTILITY ROOM 1.905m x 2.835m (6'3" x 9'3")**

Slate tiled floor, plumbed for washing machine, space for tumble dryer, part tiled walls, stainless steel sink and drainer, range o base and wall units, uPVC double glazed glass panelled door and window to rear.

#### **FIRST FLOOR**

#### **LANDING**

Feature triple glazed stained glass window to side, radiator, ornate ceiling rose, radiator, stairs to second floor, storage cupboard with radiator and uPVC window to side.

#### **BEDROOM 1 5.048m into bay x 3.100m (16'7" into bay x 10'2")**

Radiator, picture rail, window seat with storage under, triple glazed bay window to front with spectacular panoramic views over Mumbles Head and Swansea Bay, range of fitted wardrobes, wood panelled door to:-

#### **EN SUITE 2.064m x 1.685m (6'9" x 5'7")**

Tiled floor, wash basin in vanity unit, corner shower enclosure,, part tiled walls, chrome ladder towel rail, extractor fan.

#### **BEDROOM 2 3.687m x 3.337m (12'1" x 10'11")**

Radiator, fitted wardrobe, uPVC triple glazed window to side, ornate ceiling rose.

#### **BEDROOM 3 12.727m x 1.932m (41'9" x 6'4")**

UPVC triple glazed widow to front with panoramic views over Mumbles and Swansea Bay, coving, ornate ceiling rose.

#### **BEDROOM 4 2.810m max x 1.930m max (9'3" max x 6'4" max)**

Radiator, ornate ceiling rose, coving, uPVC double glazed window to rear.

#### **FAMILY BATHROOM 3.688m x 2.684m (12'1" x 8'10")**

Tiled floor, radiator, part tiled walls, free standing contemporary bath with shower attachment, large corner shower cubicle, w.c., wash basin in vanity unit, chrome ladder towel rail, spotlights to ceiling, uPVC triple glazed Opaque window to rear.

#### **SECOND FLOOR**

#### **SMALL LANDING AREA**

Door into:-

#### **BEDROOM 5 11.073m max x 3.848m max (36'4" max x 12'8" max)**

Three uPVC triple glazed triangular window to front with fantastic sea views over Swansea Bay and Mumbles head, double glazed velux window to side with sea views, double glazed wooden velux window to rear overlooking the garden, spotlights to ceiling, built in wardrobes, two radiators, obscure glass door with built in shower cubicle with mixer shower, extractor fan and neutral tiled walls.

#### **W.C. 2.071m max x 1.709m max (6'9" max x 5'7" max)**

White modern two piece suite comprising low level w.c. And wash hand basin with mixer tap, spotlights to ceiling, neutral tiled walls and floor.

#### **EXTERNAL**

#### **FRONT**

Pleasant enclosed front garden with gated access laid to lawn bordered with a variety of flowering shrubs and planting, paved patio area offering spectacular sea views, gated pedestrian access to rear.

#### **REAR**

Enclosed rear garden with paved patio, external tap, area laid to lawn with mature shrubs and plants, paved seating area, pathway leading to gated access onto parking area, large detached garage.

#### **RENOVATION INFORMATION**

.The property has undergone an extensive refurbishment over the past 2 years please find information below:

.New boiler and radiators fitted 2016

.New kitchen - finished 2017

.Full rewire and new fuse box - 2016

.Complete re-plaster throughout - finished 2017

.New bathroom suites

.New triple glazing throughout (except bedroom 4)

#### **DIRECTIONS**

From our Sketty showroom proceed to the traffic lights on Gower Road and turn right onto Vivian Road. At the mini-roundabout turn right onto Tycoch Road and at the T Junction turn right onto Glanmor Road. Take the next turning left onto Lon Cedwyn and the property can be found on the left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** E

**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.