



20 Beaconsfield Way, Sketty, Swansea, SA2 9JR  
Asking Price £210,000

We are pleased to bring to the market this beautiful semi detached property that has been newly refurbished to a very high standard with attention to detail. This house is set in a very peaceful cul-de-sac tucked away on a sizeable corner plot. This fantastic property benefits from high gloss kitchen/diner, lounge, f/f modern bathroom, three bedrooms, newly fitted carpets throughout, brand new "Baxi" combi boiler, pleasant enclosed garden and a single detached garage. This house would make a great FTB, investment or family home as it is only a stones throw away from Olchfa Comprehensive and Parklands school. Easy access to local amenities, Sketty, Killay, Singleton hospital and Swansea University. Viewings are highly recommended to appreciate the standard of this property.

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### ENTRANCE HALL

Enter via uPVC double glazed obscured glass panel door, tiled floor, door into:-

### LOUNGE 4.256m max x 4.031m max (14'0" max x 13'3" max)

UPVC double glazed window to front, stairs to first floor, built in understairs storage cupboard, radiator, double doors opening into:-

### KITCHEN/DINER 4.892m x 2.923m (16'1" x 9'7")

Fitted with a range of brand new white gloss wall and base units housing new "Baxi" combi boiler, wood effect work surface

over, with breakfast bar, inset 1½ sink and drainer with mixer tap, built in electric oven, matching four ring gas hob and integrated extractor hood over, space for tall standing fridge/freezer, plumbed form washing machine, uPVC double glazed window to side, uPVC double glazed obscure glass panel door and sliding patio doors opening out to rear garden, radiator, large ceramic high gloss floor tiles, ceramic splash back tiles, floor plinth with inset spotlights.

### FIRST FLOOR

### LANDING

UPVC double glazed obscure glass window to side, loft hatch, built in storage cupboard, doors leading to:-

### BEDROOM 1 3.975m x 3.029m (13'1" x 9'11")

UPVC double glazed window to rear, radiator.

### BEDROOM 2 3.282m x 2.979m (10'9" x 9'9")

UPVC double glazed window to front, radiator.

### BEDROOM 3 2.277m x 1.833m (7'6" x 6'0")

UPVC double glazed window to front, radiator.

### BATHROOM

Newly fitted three piece suite comprising of low level w.c., pedestal wash hand with waterfall effect mixer tap and over head stainless steel shower, uPVC double glazed obscure glass window to rear, ceramic wall tiles, wall mounted towel radiator, ceramic floor tiles.

### EXTERNAL

#### FRONT

Block paved drive leading to single detached garage, small chipping and lawned covered area.

#### REAR

Sizeable enclosed rear garden with wooden decking leading to laid to lawn and patio seating area.

#### DIRECTIONS

From our Sketty showroom proceed through the traffic lights up Gower Road in the Killay direction taking the fourth turning left on Beaconsfield Way. Continue straight ahead and then turn right and the property is on your left.

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC RATING:** E

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

