



217 Gower Road, Sketty, Swansea, SA2 9JJ

Set in a convenient location of Sketty this spacious end of terrace cottage has been greatly extended and boasts ample living space throughout. Comprising sizeable lounge, kitchen/diner, utility room, cloakroom, study, conservatory, three bedrooms and a f/f bath/shower room. This light and airy property offers great potential to upgrade. Benefits include Upvc d/g, gas c/h, ample built in storage space, beautiful sea views to rear, a laid to lawn rear garden with patio seating area and driveway parking to front. Offering easy access to Singleton hospital, Swansea University, Sketty Cross, Killay. Mumbles and the sea front. An ideal family home within Sketty and Olchfa school catchment areas. Internal viewing advised to appreciate this surprisingly large cottage. No upward chain involved.

Asking Price £209,950

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ENTRANCE

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

HALLWAY

Staircase to first floor, radiator, wood effect laminate flooring, wood panelled door into:-

LOUNGE 6.647m max x 4.024m into alcoves (21'10" max x 13'2" into alcoves)

Light and airy spacious lounge, uPVC double glazed windows to front and side, open understairs storage area, alcoves, two radiators, wood effect laminate flooring, wooden glass panel double doors into:-

OPEN PLAN STYLE KITCHEN/DINER 5.821m max x 3.262m min (19'1" max x 10'8" min)

KITCHEN 3.274m max x 2.455m min (10'9" max x 8'1" min)

Fitted with a range of wooden wall and base units incorporating work surface over, set in stainless steel sink and drainer with mixer tap, built in stainless steel electric oven and grill, inset stainless steel four ring gas hob with integrated extractor hood over, breakfast bar, plumbed for dishwasher, hardwood single glazed window into conservatory, ceramic splash back tiles, radiator, tiled effect vinyl floor covering, wooden barn door into:-

STORAGE AREA 1.396m x 1.283m (4'7" x 4'2")

UPVC double glazed window to rear overlooking garden, wall unit, shelving, ceramic floor tiles.

DINING AREA 3.263m x 3.062m (10'8" x 10'0")

Double glazed aluminium window and sliding glass panel door into conservatory, opening into kitchen, wood effect laminate flooring, wood panelled door into:-

UTILITY ROOM 2.325m max x 2.119m min (7'7" max x 6'11" min)

Fitted with a range of wall and base units incorporating work surface over, set in stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for tumble dryer, ceramic splash back tiles, uPVC double glazed window and door to front leading onto driveway, radiator, tiled effect vinyl floor covering, doors off to:-

CLOAKROOM 1.423m x 0.813m (4'8" x 2'8")

Two piece suite comprising low level w.c, and wall mounted wash hand basin, ceramic wall tiles, uPVC double glazed obscured glass window to side, tiled effect vinyl floor covering.

STUDY 3.455m x 2.772m (11'4" x 9'1")

UPVC double glazed window to rear with a pleasant outlook over garden, radiator, wood effect laminate flooring, uPVC double glazed window and door to side leading into:-

CONSERVATORY 4.480m x 4.95m (14'8" x 16'3")

UPVC double glazed windows to side and rear, uPVC double glazed glass panel doors to side and rear leading out to garden, radiator, ceramic floor tiles.

FIRST FLOOR

LANDING

Loft access, built in airing cupboard housing wall mounted "Worcester" gas combination boiler, doors off to:-

BEDROOM 1 3.986m x 2.933m (13'1" x 9'7")

UPVC double glazed window to front, built in full width fitted wardrobes, radiator.

BEDROOM 2 3.244m x 2.878m (10'8" x 9'5")

UPVC double glazed window to side, alcove, radiator, wood effect laminate flooring.

BEDROOM 3 3.268m x 2.522m min (10'9" x 8'3" min)

UPVC double glazed window to rear boasting some beautiful sea views over Swansea Bay and a lovely outlook over garden, built in wardrobes, radiator.

BATH/SHOWER ROOM 2.417m x 2.324 min (7'11" x 7'7" min)

White four piece suite comprising low level w.c, wall mounted wash hand basin with stainless steel mixer tap, step in shower cubicle with mixer shower over, set in bath with central stainless steel mixer tap, loft hatch, ceramic wall tiles, uPVC double glazed window to rear enjoying a stunning sea view outlook and a lovely garden outlook, radiator, ceramic floor tiles.

EXTERNAL

FRONT

Open access onto paved driveway, pleasant front garden with mature bushes.

REAR

Sizeable south facing rear garden laid to lawn with an abundance of mature shrubs, trees and bushes, pleasant patio seating area, two wooden storage sheds. Brick BBQ feature.

DIRECTIONS

From our Sketty showroom, proceed through the traffic lights up Gower Road and the property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: C

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.