



9 Broadway, Sketty, Swansea, SA2 0TQ
Asking Price £249,950

A semi detached property with many original features situated close to the village of Sketty which has many shops and facilities on offer. The accommodation comprises a Lounge with original fireplace and bay window with beautiful stained glass, sitting room again with an original fireplace and a sun loggia. Dining room & fitted kitchen with integrated appliances, three bedrooms, a further loft room with spectacular views over Mumbles head and Swansea Bay, family bathroom with separate W.C. Close to Swansea University , Singleton hospital and Gower college. Within walking distance of Singleton and Cwmdonkin parks. Viewing is recommended. Ideal Family home, within good school catchments. No upward chain.

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PORCH

Enter through original stained glass panelled door with stained glass side panels to:-

HALL

Wooden flooring, radiator, picture rail, dado rail, original wood panelling, understairs cupboard, stairs to first floor.

LOUNGE 4.196m into x 3.535m (13'9" into x 11'7")

Feature fireplace with tiled surround and wooden mantel over, picture rail, radiator, bay window with original stained glass fanlights to front.

SITTING ROOM 4.373m x 3.628m into alcoves (14'4" x 11'11" into alcoves)

Feature fireplace with tiled surround and wooden mantel over, radiator, picture rail, door and step down to sun loggia with uPVC double glazed glass panelled door leading onto patio and garden beyond.

DINING ROOM 2.997m x 2.667m (9'10" x 8'9")

Radiator, window to side, picture rail, storage cupboard housing Baxi central heating boiler.

KITCHEN 3.750m x 2.547m (12'4" x 8'4")

Range of base and wall units with complementry work surface over with matching splash back, integrated gas hob with extractor over, integrated single electric oven, integrated microwave, stainless steel sink and drainer, integrated fridge freezer, plumbed for washing machine, uPVC double glazed window to rear, uPVC double glazed glass panelled door to rear.

FIRST FLOOR

LANDING

Wooden feature balustranding, feature stained glass window to front, stairs to upper floor, storage cupboard, dado rail.

BEDROOM 1 4.287m into bay x 3.539m (14'1" into bay x 11'7")

Radiator, bay window to front with feature stained glass fanlights, picture rail.

BEDROOM 2 4.248m into bay x 3.627m max (13'11" into bay x 11'11" max)

Radiator, uPVC double glazed bay window to rear with views over Mumbles Head and Swansea Bay, picture rail.

BEDROOM 3 2.678m x 1.971m (8'10" x 6'6")

Radiator, uPVC double glazed window to rear with views over Mumbles Head and Swansea Bay, picture rail.

FAMILY BATHROOM

P-shaped panel bath with shower over, pedestal wash basin, tiled walls, radiator, opaque window to side, shaver point.

SEARATE W.C.

Dado rail, opaque window to side, loft access.

LOFT ROOM 4.668m under eaves x 4.768m under eaves (15'4" under eaves x 15'8" under eaves)

Radiator, under eaves, storage, beamed ceiling, two velux windows offering superb views over Mumbles Head.

EXTERNAL

FRONT

Garden laid to lawn with pedestrian pathway.

REAR

Patio area, enclosed, area laid to lawn, external water supply.

DIRECTIONS

From our Sketty office proceed along Gower Road towards Uplands, continue straight ahead at mini round about and take second left onto Parc Wern Road. At T junction turn right onto Glanmor Road take the second left. At junction turn left onto Lon Cadog continue along this road to the junction & 9 Broadway 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

