



## 145 Gower Road, Sketty, Swansea, SA2 9HT

Beautifully upgraded, substantial traditional bay windowed semi detached residence situated in the convenient and desirable area of Sketty. This spacious five bedroomed property boasts original features and character throughout offering ample living space.. Comprising to ground floor of hallway, lounge, sitting/dining room, modern fitted kitchen/breakfast room with french doors to rear, utility room and a present day wet room. To the first floor four bedrooms, two with partial sea views over Swansea Bay and Mumbles head and a stylish bath/shower room with a separate w.c. To the second floor a sizable double bedroom with partial sea views and storage space. Benefits include original features including stained glass windows, upvc d/g, gas central heating, driveway parking for several cars, a single garage and a pleasant enclosed rear garden laid to lawn with decked seating area and summer house. Ideally situated with easy access to Singleton hospital, Swansea Uni, Sketty, Killay , Swansea central, Mumbles and the sea front. Within good school catchment areas this beautiful property would make an ideal family home.

**Asking Price £339,950**

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**ENTRANCE**

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

**WELCOMING HALLWAY**

Original stained glass window to front, staircase to first floor, alarm system, under stairs storage cupboard, radiator, real wood floor boards, wooden doors off to:-

**LOUNGE 4.615m (into bay) x 3.734m (into alcove) (15'2" (into bay) x 12'3" (into alcove))**

UPVC double glazed stained glass bay window to front, picture rail, alcoves, open fire place with tiled surround, hearth and backdrop, radiator with ornate wooden surround, real wood floor boards.

**SITTING ROOM 5.000m (max) x 3.727m (max) (16'5" (max) x 12'3" (max))**

UPVC double glazed bay window to rear with uPVC double glazed door leading out to rear garden, picture rail, alcoves, set in coal effect gas fire with ornate backdrop, hearth and wooden surround, radiator with ornate wooden surround , real wood floor boards.

**KITCHEN/BREAKFAST ROOM 5.828m (max) x 2.864m (max) (19'2" (max) x 9'5" (max))**

Fitted with a range of wall and base units with Angola gold granite work surface over, set in 1½ stainless steel sink and drainer with mixer tap, "Belling" range cooker with stainless steel extractor fan, integrated dishwasher, built in alcove storage cupboard, Black mosaic splash back tiles, uPVC double glazed window to rear, uPVC double glazed french doors opening out onto rear garden, radiator, black high gloss floor tiles with underfloor heating with wall mounted temperature gauge, wooden glass panel door into:-

**REAR HALLWAY 1.124m x 0.878m (3'8" x 2'11")**

UPVC double glazed obscured glass panel door to side leading to rear garden, terracotta tiled flooring, wooden doors off to:-

**UTILITY ROOM 1.554m x 0.921m (5'1" x 3'0")**

Plumbed for washing machine, wall mounted gas baxi boiler, terracotta tiled flooring.

**WET ROOM 1.852m 9max) x 1.491m (max) (6'1" 29'6" x 4'11" (max))**

UPVC double glazed obscured glass window to side, inset ceiling spotlights, extractor fan, modern neutral tiled walls and flooring, low level w.c., wall mounted mixer shower and hand held shower attachment, wall mounted wash hand basin with mixer tap, wall mounted stainless steel heated towel rail.

**FIRST FLOOR**

**LANDING**

Airy split level landing, original stained glass windows to front and sides, staircase to second floor, Wooden doors off to:-

**BEDROOM 1 5.261m (into bay) x 3.6978m (max) (17'3" (into bay) x 12'2" (max))**

UPVC double glazed bay window to rear with partial sea views over Swansea bay and Mumbles head, picture rail, built in wardrobes, radiator with ornate wooden surround.

**BEDROOM 3 4.909m (into bay) x 3.379m (16'1" (into bay) x 11'1")**

UPVC double glazed stained glass window to front, picture rail, radiator.

**BEDROOM 4 3.504m x 2.882m (11'6" x 9'5")**

UPVC double glazed window to rear with partial sea views over Swansea Bay and Mumbles Head, picture rail, radiator.

**BEDROOM 5 2.422m x 2.139m (7'11" x 7'0")**

UPVC double glazed stained glass window to front, picture rail, radiator.

**FAMILY BATH/SHOWER ROOM 2.858m x 1.841m (9'5" x 6'0")**

Three piece suite comprising of free-standing roll top bath with centre mixer tap with shower attachment, step in shower cubicle with mixer shower and shower attachment, pedestal wash hand basin, inset ceiling spotlights, coving, uPVC double glazed obscured glass window to rear, column radiator, neutral tiled walls and floor.

**W.C. 1.482m x 0.788m (4'10" x 2'7")**

UPVC double glazed obscured glass window to side, low level w.c., stylish neutral tiled walls and floor, wall mounted heated towel rail.

**SECOND FLOOR**

**LANDING**

Inset ceiling spotlights, uPVC double glazed window to side, wooden door into:-

**BEDROOM 2 4.789m x 4.656m (15'9" x 15'3")**

Double glazed valex windows to front and rear with partial sea views, inset ceiling spotlights, built in eaves storage cupboard, , hanging rail storage, radiator.

**EXTERNAL**

**FRONT**

Paved driveway parking for several cars, attractive shrub/bush border, double doors into single garage, gated side access to:

**REAR**

Enclosed rear garden with paved pathway, external tap, side door into single garage, paved seating area with external lighting, steps down to level laid to lawn area with attractive mature shrub and bush border, wooden summerhouse.

**TENURE:** Freehold

**COUNCIL TAX:** F

**EPC RATING:**

**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.