



85 Vivian Road, Sketty, Swansea, SA2 0UN

Deceptively spacious four bedroomed bright and airy traditional bay windowed semi detached property situated in a convenient location in the desirable and sought-after area of Sketty. This well proportioned family home is spread over three levels and boasts ample living space throughout comprising welcoming entrance hallway, kitchen with French doors out to garden, dining/sitting room, lounge, three double bedrooms, single bedroom and a modern bathroom. Benefits include UPVC double glazing, gas central heating, ample built in storage space, traditional features and driveway parking. Enjoying a surprisingly sizeable enclosed rear garden offering great potential with a pleasant decked seating area leading with steps to a laid to lawn area with a variety of mature shrubs trees and bushes. Within good School catchment areas. Offering easy access to Singleton Park, Swansea University, Singleton Hospital, Gower college, local shops and amenities at Sketty Cross

Asking Price £229,950

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Enter via UPVC double glazed frosted glass panel door into:

HALLWAY

Bright and welcoming entrance hallway, two UPVC double glazed windows to front, picture rail, staircase to first floor, built-in understairs storage cupboard, radiator, wood effect flooring, wooden glass panel doors off to:

DINING/SITTING ROOM 4.156m into bay x 3.726m into alcove (13'8" into bay x 12'3" into alcove)

UPVC double glazed bay window to front, coving, alcoves, two wall lights, set in coal effect electric fire with brick backdrop and surround with tiled hearth, radiator, wood effect laminate flooring.

LOUNGE 4.427m x 3.453m into alcove (14'6" x 11'4" into alcove)

UPVC double glazed window to rear enjoying a pleasant outlook of the garden, coving, alcoves with a built in glass door display cabinet, set in coal effect electric fire with marble effect hearth and backdrop with ornate wood surround, radiator, wood effect flooring.

KITCHEN 4.634m x 2.319m (15'2" x 7'7")

Fitted with a range of hardwood wall and base units incorporating work surface over, set in 1½ bowl stainless steel sink and drainer, built in stainless steel Bosch electric oven, inset four ring gas hob with integrated extractor hood over, plumbed for washing machine and dishwasher, Space for tumble dryer and tall standing fridge freezer, built in wine rack, two UPVC double glazed windows, UPVC double glazed French doors to side leading out onto garden, ceramic splashback tiles, neutral ceramic floor tiles.

FIRST FLOOR

LANDING

Split-level landing, UPVC double glazed obscured stained glass panel window to side, picture rail, staircase to second floor, wood panelled doors off to:

BEDROOM 1 4.672m into bay x 3.623m max (15'4" into bay x 11'11" max)

UPVC double glazed bay window to front, picture rail, fitted mirrored door wardrobes providing ample storage space, radiator, light wood effect flooring.

BEDROOM 2 3.774m x 3.424m max (12'4" x 11'3" max)

UPVC double glazed window to rear boasting a lovely garden outlook, picture rail, built in fitted mirror door sliding wardrobes offering ample storage space, radiator, wood effect flooring.

BEDROOM 3 2.556m x 2.218m (8'5" x 7'3")

UPVC double glazed window to front, picture rail, radiator, wood effect flooring

BATHROOM 2.4-08m x 2.391m (7'10" x 7'10")

White modern three-piece suite comprising low-level WC, pedestal wash hand basin with stainless steel mixer tap, set in shower bath with stainless steel mixer tap with shower attachment, neutral ceramic wall tiles, two upvc double glazed obscured glass windows, built in airing cupboard housing wall mounted combination boiler and shelving, radiator, neutral ceramic floor tiles.

SECOND FLOOR

Hardwood double glazed velux window, door into:

BEDROOM 4 5.197m max x 4.754m max (17'1" max x 15'7" max)

Two hardwood double glazed Velux windows to rear boasting a beautiful leafy green outlook over garden, brick wall feature, built-in eaves storage cupboards, radiator, wood effect laminate flooring.

EXTERNAL

FRONT

Gated access onto driveway, pleasant laid to lawn area, side access to rear.

REAR

Surprisingly spacious rear garden offering a pleasant decked seating area leading to steps up to a sloped laid to lawn garden with a variety of mature shrubs, trees and bushes.

DIRECTIONS

From our Sketty showroom proceed to the traffic lights on Gower Road and turn right onto Vivian Road. 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.