



## **Lon Caron, Sketty, Swansea, SA2 0TW**

A rare opportunity to acquire this traditional style semi detached three bedroom property boasting some traditional features and fantastic panoramic sea views. This property is in need of renovation but offers a lot of potential. It comprises of welcoming hallway, lounge, dining room & kitchen to ground floor with three bedrooms, separate w.c. and bathroom to first floor. Benefits include Upvc d/g, gas central heating, traditional features, fantastic sea views stretching across Swansea Bay and Mumbles Head, rear garden, garage and rear access. This property would make an ideal investment or project as it has the potential to be a great family home. It is ideally located close to local amenities, Sketty Cross, Uplands, Singleton Park & Hospital, Cwmdonkin Park, Swansea Uni and the sea front. We recommend viewing this property to admire its potential. NO UPWARD CHAIN

**Asking Price £189,950**

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

### HALLWAY

Staircase to first floor, built in understairs storage cupboard, traditional wooden beams, picture rail, radiator, wooden flooring, doors into:-

### LOUNGE 4.436m into bay x 3.725m into alcove (14'7" into bay x 12'3" into alcove)

Large uPVC double glazed bay window to front boasting fantastic far reaching sea views and Mumbles Head, coving, dated gas fire with slate hearth, decorative copper back drop and wood panelling surround, radiator.

### DINING ROOM 4.893m x 3.189m (16'1" x 10'6")

UPVC double glazed window to rear, dated coal effect gas "Baxi Bermuda" fire with slate hearth and stone effect surround, coving, food hatch, radiator.

### KITCHEN 2.341m x 3.972m (7'8" x 13'0")

Partially fitted kitchen with wall and base units, marble effect work surface over, set in 1½ sink and drainer, space for free standing cooker, plumbed for washing machine, space for dishwasher and tumble dryer, two uPVC double glazed windows to side, double glazed window to rear, ceramic splash back wall tiles, wooden panelling, vinyl floor covering, uPVC double glazed obscure glass panel door to rear.

### FIRST FLOOR

#### LANDING

Very attractive uPVC double glazed obscure stained glass window to side, loft hatch, doors off to:-

### BEDROOM 1 4.661m into bay x 3.727m into alcove (15'3" into bay x 12'3" into alcove)

Large uPVC double glazed bay window to front with far reaching sea views and Mumbles Head, picture rail, radiator.

### BEDROOM 2 4.198m x 3.232m (13'9" x 10'7")

UPVC double glazed window to rear, picture rail, base unit with work surface over and set in stainless steel sink and drainer, radiator.

### BEDROOM 3 2.405m x 2.277m (7'11" x 7'6")

UPVC double glazed window to front with sea views, air vent, radiator.

#### W.C.

UPVC double glazed obscure glass window to side, ceramic wall tiles, low level w.c., vinyl flooring.

### BATHROOM 2,282m x 1.950m (6'7" x 6'5")

Fitted with a blue two piece suite comprising pedestal wash hand basin and panelled bath, built in storage cupboard housing water tank, uPVC double glazed obscure glass window to rear, ceramic splash back tiles, radiator, towel radiator, vinyl floor

### EXTERNAL

#### FRONT

Elevated front garden, laid to lawn, abundance of bushes, stairs leading to entrance.

#### REAR

Tiered laid to lawn area with gated rear access and single detached garage.

### DIRECTIONS

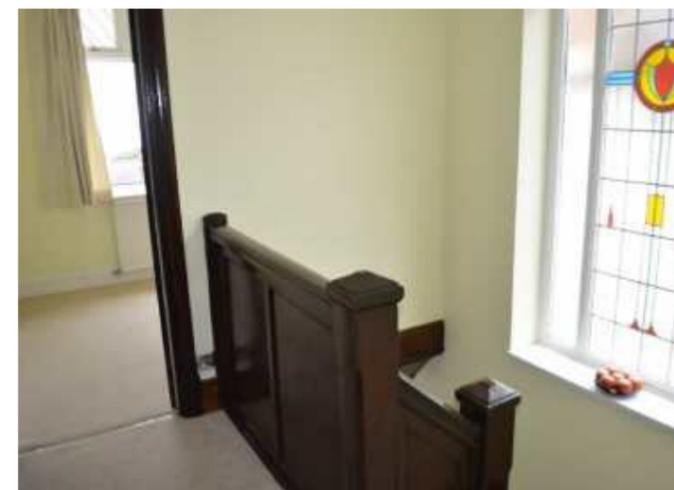
From our Sketty Office proceed down Gower Rd, straight at mini round about and take second left onto Parc Wern Rd at the junction turn right onto Glanmor Rd and take second left onto Lon Cynlais, at junction turn left onto Lon Cadog, (Lon Caron is a continuation of Lon Cadog) and then first right.

**TENURE:** Freehold

**COUNCIL TAX:** D

**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.