



49 Pinewood Road, Sketty, Swansea, SA2 OLS

A wonderful opportunity to purchase this surprisingly spacious traditional semi detached property boasting spectacular sea views across Swansea Bay and Mumbles Head. This lovely well proportioned home has been modernised throughout and comprises entrance porch, welcoming hallway, fabulous open plan stylish kitchen/diner/lounge with bi-folding doors leading out to a raised south facing decked seating area in garden, cloakroom, four bedrooms, walk in wardrobe and Juliette balcony to bedroom 1 and a modern bath/shower room. Benefits include Upvc d/g, gas c/h, driveway, detached storage room and an enclosed low maintenance south facing rear garden with raised decked seating area and 3D artificial grass. Offering easy access to Sketty, Uplands, Singleton hospital, Swansea University, Singleton and Cwmdonkin parks and the sea front. An ideal family home within good school catchments. Internal viewing is a must to appreciate this beautiful home. No upward

Asking Price £365,000

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ENTRANCE

Enter via uPVC double glazed glass panel door into:-

PORCH 1.757m x 1.228m (5'9" x 4'0")

UPVC double glazed window to front, hardwood obscured glass window to side, hardwood glass panel door into:-

HALLWAY

Light and welcoming entrance hallway, uPVC double glazed window to front, ornate staircase to first floor, built in understairs storage cupboard, radiator, wood effect flooring, original stained glass wood panelled door into:-

MODERN OPEN PLAN L-SHAPED KITCHEN/DINER/LOUNGE 9.014m max into bay x 8.452m max into alcove (29'7" max into bay x 27'9" max into alcove)

LOUNGE 5.580m into bay x 3.646m into alcove (18'4" into bay x 12'0" into alcove)

UPVC double glazed bay window to front, inset ceiling spotlights, alcoves, vertical wall mounted contemporary radiator, wood effect flooring, opening into:-

KITCHEN/DINER 8.527m max into alcoves x 4.697m max (28'0" max into alcoves x 15'5" max)

DINING ROOM

UPVC double glazed south facing bi-folding doors to rear leading out to garden boasting far reaching sea views toward Swansea Bay, inset ceiling spotlights, alcoves, set in multi fuel wood burner with ornate cast iron backdrop, hearth and wood surround, two radiators, wall mounted vertical contemporary radiator, wood effect flooring.

KITCHEN AREA

Fitted with a range of modern white soft close wall and base units incorporating granite effect work surface over, breakfast bar, set in sink and drainer with stainless steel mixer tap, set in stainless steel "Kenwood" range gas cooker with oven, grill and five ring gas hob, stainless steel extractor hood over, integrated dishwasher, plumbed for washing machine, space for tall standing fridge/freezer and tumble dryer, inset ceiling spotlights, feature drop down lighting, uPVC double glazed window to side, cupboard housing wall mounted "Glow Worm" gas combination boiler, uPVC double glazed window to rear boasting some sea views and a lovely outlook over garden, high gloss ceramic floor tiles, wood panelled door into:-

CLOAKROOM 1.341m x 1.089m (4'5" x 3'7")

Modern two piece suite comprising low level w.c., wall mounted wash hand basin with stainless steel mixer tap, uPVC double glazed obscured glass window to side, high gloss ceramic floor tiles.

FIRST FLOOR

LANDING

Loft hatch, wood panelled doors off to:-

BEDROOM 1 4.288m max x 3.828m max (14'1" max x 12'7" max)

UPVC double glazed sliding glass panel doors to Juliette balcony boasting a spectacular south facing sea view outlook across Swansea bay and Mumbles Head, two built in wardrobes offering hanging rail and shelving, walk in wardrobe area with inset spotlights and hanging rails, radiator.

BEDROOM 2 3.887m min into bay x 3.277m max (12'9" min into bay x 10'9" max)

UPVC double glazed bay window to front, built in wardrobe with hanging rail and shelving, radiator.

BEDROOM 3 3.739m x 2.928m (12'3" x 9'7")

UPVC double glazed window to rear enjoying a stunning far reaching south facing sea view outlook over Swansea Bay and Mumbles Head, radiator.

BEDROOM 4 3.614m x 2.152m (11'10" x 7'1")

UPVC double glazed window to front, radiator.

BATHROOM 2.746m max x 2.719m max (9'0" max x 8'11" max)

Modern four piece suite comprising low level w.c., vanity unit wash hand basin with stainless steel mixer tap, panelled bath with hand held shower attachment, walk in double shower cubicle with mixer shower over with additional hand held attachment, inset ceiling spotlights, uPVC double glazed obscured glass window to side, neutral ceramic wall tiles, wall mounted vertical chrome radiators, built in shelving, neutral ceramic floor tiles.

EXTERNAL

FRONT

Low maintenance front garden (with parking for one car).

REAR

Raised decked seating area with lovely views over Bay. Astro turf level enclosed garden with lighting, external tap, storage shed.

DIRECTIONS

From our Sketty showroom proceed down Gower Road passing St Pauls church. Follow the road along taking the fifth turning left onto Llythrid Avenue. Turn right at the end of the road onto Pinewood Road and the property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: F

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.