



Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.



BRIARDENE, SKETTY PARK, SWANSESA, SA2 8JP
ASKING PRICE £146,950



RECENTLY RENOVATED Very attractive mid-terrace 3 bedroom property located in the popular area of Sketty Park. This property comprises of large lounge, stylish modern kitchen/diner, external utility area, three bedrooms, newly fitted bathroom and separate w.c. Benefits include Upvc D/G, gas central heating, newly paved patio to front, fully enclosed rear garden with shared side access. This beautiful property is within easy access to local amenities, Parklands Primary School, Olchfa Comprehensive, Sketty Cross, Killay, Singleton Hospital & Park. Viewing is recommended to admire the modern features, spacious rooms and bright & airy feel. **NO UPWARD CHAIN**

ENTRANCE

Enter via uPVC double glazed door and obscure glass window into:-

HALLWAY

Staircase to first floor, radiator, tiled flooring, doors off to:-

LOUNGE 5.444m x 3.415m (17'10" x 11'2")

UPVC double glazed windows to front and rear, wall mounted modern electric fireplace, two radiators.

KITCHEN/DINER 4.237m x 3.191m max (13'11" x 10'6" max)

Fitted with a range of modern wall and base units with work surface over, set in stainless steel sink and drainer, four ring gas hob with stainless steel extractor fan over, integrated electric oven, built in understairs storage, wall unit housing wall mounted "Ideal" gas combi boiler, uPVC double glazed window to rear, black high gloss splash back tiles, radiator, uPVC double glazed obscure glass panel door to rear, tiled flooring.

FIRST FLOOR

LANDING

Loft hatch, uPVC double glazed window to rear, doors off to:-

BEDROOM 1 4.431m max x 3.100m (14'6" max x 10'2")

UPVC double glazed window to front, radiator.

BEDROOM 2 3.684m x 2.861m (12'1" x 9'5")

UPVC double glazed window to front, built in storage cupboard, radiator.

BEDROOM 3 2.726m x 2.254m (8'11" x 7'5")

UPVC double glazed window to rear, radiator.

W.C.

Low level w.c., uPVC double glazed obscure glass window to rear, ceramic wall tiles, tiled flooring.

BATHROOM 1.668m x 1.511m (5'6" x 4'11")

Fitted with a modern white two piece suite comprising pedestal wash hand basin, panelled bath with overhead stainless steel shower, uPVC double glazed obscure window to rear, modern towel radiator, ceramic wall tiles, tiled flooring.

EXTERNAL

FRONT

Open access onto raised patio seating area with decorative gravel.

REAR

Fully enclosed laid to lawn rear garden with small patio seating area, shared side access to front, access to front, access into:-

UTILITY

External shed (2.457m x 2.367m) Converted into utility area, fitted with base units and work surface over, set in stainless steel sink and drainer, window, ceramic wall tiles, plumbed for washing machine, space for tumble dryer, tiled flooring.

DIRECTIONS

From our Sketty showroom proceed to the traffic lights on Gower Road and turn left onto Dillwyn Road. At the next traffic lights continue straight ahead onto Sketty Park Drive, and take the third turning right into Briar Dene.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 299 655

