



### **9 Maple Crescent, Sketty, Swansea, SA2 0QD**

Surprisingly spacious four bedroom mid-terrace property with an abundance of potential. This property is within easy access to local amenities, Uplands, Sketty Cross & Cwmdonkin Park. It comprises of welcoming hallway, lounge, dining room, kitchen, utility & w.c. to ground floor with a further four bedrooms and bathroom to first floor. It benefits from Upvc D/G, gas central heating, fully enclosed laid to lawn rear garden, external storage & ample living space. Property is in need of modernisation throughout but has the potential to be a fantastic first time buy, investment or family home. NO UPWARD CHAIN

**Asking Price £190,000**

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## ENTRANCE

Enter via uPVC double glazed obscure glass door into:-

## INNER HALLWAY

UPVC double glazed obscure glass window to front, staircase to first floor, built in understairs storage cupboard, original picture rail, doors off to:-

## LOUNGE 5.730m 3.35m max (18'10" 11'0" max)

Two uPVC double glazed windows to front and rear, coving, radiator.

## DINING ROOM 5.267m max x 3.061m max (17'3" max x 10'0" max)

Large uPVC double glazed tilt and turn window opening onto garden, radiator, door into:-

## HALLWAY

UPVC double glazed obscure stained glass door to front, radiator, opening into:-

## KITCHEN 2.925M X 2.100M (9'7" X 6'11")

Fitted with a range of wall and base units with work surface over, set in sink and drainer, space for free standing electric oven with integrated extractor hood over, uPVC double glazed window to side, ceramic splash back tiles, vinyl floor covering, opening into:-

## UTILITY AREA 2.191m max x 1.950m max (7'2" max x 6'5" max)

UPVC double glazed obscure glass window to side, space for tall standing fridge freezer, plumbed for washing machine, space for tumble dryer, wall mounted wash hand basin, uPVC double glazed obscure glass panel door to side opening into rear garden, tiled flooring, sliding door into:-

## W.C.

Fitted with a low level w.c., tiled flooring.

## FIRST FLOOR

Loft hatch, doors off to:-

## BEDROOM 1 3.562m into bya 3.372m (11'8" into bya 11'1")

UPVC double glazed bay window to front, fitted wardrobes and dressing table, radiator.

## BEDROOM 2 2.950m x 2.648m (9'8" x 8'8")

UPVC double glazed window to front, fitted wardrobes and dressing table, radiator.

## BEDROOM 4 3.392m x 1.995m (11'1" x 6'7")

UPVC double glazed window to rear, fitted wardrobes.

## BEDROOM 3 2.948m x 2.658m (9'8" x 8'9")

UPVC double glazed window to rear, fitted wardrobes and dressing table, radiator, partial wood flooring.

## BATHROOM 2.001m x 1.846m (6'7" x 6'1")

Fitted with a white three piece suite comprising low level w.c., wash hand basin with vanity unit, panelled bath with electric shower over, uPVC double glazed obscure glass window to rear, ceramic wall tiles, towel radiator, wooden flooring.

## EXTERNAL

### FRONT

Gated access onto small driveway parking leading to entrance, laid to lawn area and mature

bushes.

### REAR

Fully enclosed pleasant laid to lawn area with two detached storage sheds.

### DIRECTIONS:-

From our Sketty showroom turn left down Gower Road, towards Uplands, taking the third turning left onto Glanmor Park Road. Follow the road up the hill taking the third turning right onto Maple Crescent. The property can be found on the right 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,  
Morrison, 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.