



**St Davids Dyke, 1 Glanmor Park Road, Sketty, Swansea, SA2 0QG**

A unique opportunity to acquire this superb traditional detached property situated right at the heart of the distinguished area of Sketty. This beautifully maintained home has undergone a complete renovation & boasts ample living space throughout. Comprising to the g/f welcoming entrance hall, cloakroom, lounge/study, sitting room, kitchen/breakfast room & utility room. The f/f enjoys a light & airy landing, three bedrooms, an Ensuite bathroom & family shower room. Benefits include Upvc d/g, gas c/g, traditional features, built in cupboards & a basement offering ample storage space, driveway parking & garage. Boasting a stunning picturesque laid to lawn garden to side with an abundance of attractive shrubs & bushes, patio seating areas & a delightful stream. An ideal family home. Offering easy access Singleton hospital, Swansea University, the sea front & local shops & amenities at Sketty cross. EPC = E.

**Asking Price £399,950**

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#### ENTRANCE

Enter via hardwood door into:

#### HALLWAY

Bright and welcoming entrance hallway, Upvc double glazed windows to front and sides, coving, staircase to first floor, built in under stairs storage cupboard, dado rail, radiator, wood panelled doors off to:

#### LOUNGE/STUDY

##### LOUNGE 4.308m max x 4.194m into bay (14'2" max x 13'9" into bay)

Upvc double glazed bay window to side boasting a stunning leafy green garden outlook, ornate ceiling rose, coving, alcoves, dado rail, radiator, opening into:

##### STUDY 3.160m x 1.529m (10'4" x 5'0")

Upvc double glazed window to side enjoying a lovely garden outlook, coving, dado rail, radiator.

##### SITTING ROOM 4.217m x 4.125m into bay (13'10" x 13'6" into bay)

Upvc double glazed bay window to front, feature ceiling beams, plate rack, set in electric log burning effect fire with tiled back drop with marble hearth and wood surround, radiator.

##### CLOAKROOM 1.905m x 0.967m (6'3" x 3'2")

Two piece suite comprising low level wc, wall mounted wash hand basin, coving, Upvc double glazed obscured glass window to rear, ceramic wall and floor tiles.

#### KITCHEN/BREAKFAST ROOM

##### KITCHEN 4.166m x 2.547m max (13'8" x 8'4" max)

Fitted with a range of wooden wall and base units incorporating work surface over, set in sink with stainless steel mixer tap, Smeg' stainless steel gas cooker with five ring hob, cupboard housing Worcester' gas combination boiler, feature fire surround with hearth and tiled back drop, inset ceiling spotlights, extractor fan, Upvc double glazed window to side, ceramic wall tiles, dado rail, wooden wall panelling, ceramic floor tiles, opening into:

##### BREAKFAST AREA 2.590m x 2.391m (8'6" x 7'10")

Upvc double glazed windows to side and rear, wooden glazed window to side, dado rail, wooden wall panelling, radiator, ceramic floor tiles, wooden glass panel stable door into:

##### UTILITY ROOM 3.353m approx x 2.813m approx (11'0" approx x 9'3" approx)

Fitted with a range of wooden wall and base units incorporating work surface over, plumbed for washing machine, space for tumble dryer and tall standing fridge/freezer, Upvc double glazed window and glass panel door to side leading out to garden, dado rail, wooden wall panelling, ceramic floor tiles.

#### FIRST FLOOR

#### LANDING

Light and airy landing area with Upvc double glazed window to front, loft hatch, two built in storage cupboards, dado rail, radiator, wood panelled doors off to:

##### BEDROOM 1 4.350m x 3.398m (14'3" x 11'2")

Upvc double glazed window to side enjoying a picturesque garden view outlook, radiator, wood panelled door into:

##### EN SUITE 3.261m x 1.623m (10'8" x 5'4")

White three piece suite comprising low level wc, pedestal wash hand basin and claw foot bath with central stainless steel mixer tap, inset spotlights, wall light, Upvc double glazed windows to side and rear, ceramic wall tiles, radiator, ceramic floor tiles.

##### BEDROOM 2 4.257m x 3.353m (14'0" x 11'0")

Upvc double glazed window to front, built in wardrobes offering ample storage space, radiator.

##### BEDROOM 3 3.831m x 2.717m (12'7" x 8'11")

Upvc double glazed window to side and rear, radiator.

##### SHOWER ROOM 2.291m x 2.064m (7'6" x 6'9")

White three piece suite comprising low level wc, pedestal wash hand basin, step in sliding glass door corner shower cubicle with mixer shower over, extractor fan, wall lights, Upvc double glazed obscured glass window to rear, ceramic wall tiles, radiator, wood effect flooring.

#### EXTERNAL

#### FRONT

Gated access with pathway leading to entrance, low maintenance paved front yard with gated side access leading to main garden area, driveway parking and single garage.

#### SIDE/REAR

A beautiful enclosed picturesque laid to lawn garden boasting a lovely stream feature and an abundance of attractive mature shrubs, trees and bushes, enjoying various seating areas and gated access with steps leading down to a handy basement offering ample storage space.

#### DIRECTIONS:-

From our Sketty showroom proceed down Gower Road taking the third turning left onto Glanmor Park Road. The property can be found on the left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** F

**EPC RATING:** E

**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.