



19 Lon Gwynfryn, Sketty, Swansea, SA2 0TZ

Boasting an impressive south facing aspect with panoramic sea views across Swansea Bay & Mumbles Head this spacious, traditional bay windowed detached family home offers attractive interiors with quality fixtures & fittings. Situated in the desirable area of Sketty. Comprising welcoming entrance hallway, lounge, office (currently used as an additional bedroom), sitting room, cloakroom/utility, stylish open plan kitchen leading into conservatory, three double bedrooms & a modern bathroom. This lovely home has undergone a recent renovation offering a superb opportunity, making an ideal family home within good school catchment areas. Benefits include Upvc d/g, gas c/h, wood burner, driveway, a large patio area to front with fantastic sea views & an elevated laid to lawn mature garden to rear. Just a short journey from Singleton hospital, Swansea Uni, Sketty & the Sea front. Internal viewing essential to appreciate the space this home has to offer. EPC = E.

Asking Price £282,000

90 Gower Road, Sketty, Swansea, SA2 9BZ
T: 01792 299 655 | F: 01792 280 669
sk@dawsonsproperty.co.uk





ENTRANCE

Enter via obscured glass composite door into:

HALLWAY

A light and welcoming entrance hallway, Upvc double glazed obscured glass window to side, picture rail, staircase to first floor, radiator, natural marble stone floor tiles, original wooden doors off to:

LOUNGE 5.118m into bay x 4.272m max (16'10" into bay x 14'0" max)

A sizeable lounge boasting a south facing Upvc double glazed bay window to front with impressive sea views over looking Swansea Bay and Mumbles Head, picture rail, built in wood burner, radiator.

SITTING ROOM (Currently used as additional bedroom 3.033m max x 2.861m max (9'11" max x 9'5" max)

Upvc double glazed windows to side and rear, picture rail, radiator.

SITTING ROOM/BREAKFAST ROOM 2.813m x 2.948m (9'3" x 9'8")

Upvc double glazed window to side, coving, dado rail, opening into kitchen, radiator, natural marble stone floor tiles, door into:

CLOAKROOM/UTILITY AREA 1.966m x 1.596m max (6'6" x 5'3" max)

White modern two piece suite comprising low level W.C, vanity unit wash hand basin with stainless steel mixer tap, Upvc double glazed obscured glass window to side, inset ceiling spotlights, wall mounted gas combination boiler, plumbed for washing machine, natural marble stone floor tiles.

OPEN PLAN KITCHEN/DINING ROOM/CONSERVATORY 7.689m max x 4.251m max (25'3" max x 13'11" max)

KITCHEN 4.228m x 3.399m (13'11" x 11'2")

An impressive kitchen fitted with a range of stylish high gloss wall and base units incorporating quartz work surface over, set in stainless steel 1/12 bowl sink with stainless steel mixer tap and quartz worktop drainer, built in electric 'AEG' double oven and grill, set in matching five ring gas hob with stainless steel extractor hood over, integrated dishwasher, inset ceiling spotlights, Upvc double glazed window to rear over looking garden, attractive quartz splash back tiles, floor tiles, opening into:-

CONSERVATORY (Currently used as a dining room) 3.730m x 3.516m (12'3" x 11'7")

Upvc double glazed windows to front, side and rear enjoying some stunning far reaching sea views over Swansea Bay and Mumbles Head, Upvc double glazed French doors to rear leading out to garden, radiator, natural marble stone floor tiles.

FIRST FLOOR

LANDING

BEDROOM 1 5.124m into bay x 4.264m max (16'10" into bay x 14'0" max)

Upvc double glazed bay window to front boasting a breath taking panoramic sea view across Swansea Bay

and Mumbles Head, , picture rail, radiator.

BEDROOM 2 4.100m min x 3.428m max (13'5" min x 11'3" max)

Upvc double glazed windows to side and rear offering a leafy green outlook over garden, coving, pedestal wash hand basin, radiator.

BEDROOM 3 4.732m x 2.636m (15'6" x 8'8")

Upvc double glazed window to front enjoying a stunning sea view outlook over Swansea Bay and Mumbles Head, Upvc double glazed windows to side and rear, picture rail, vanity unit wash hand basin, radiator.

BATHROOM 2.824m max x 1.717m max (9'3" max x 5'8" max)

Modern three piece suite comprising low level W.C, wall mounted wash hand basin with stainless steel mixer tap and storage, set in shower bath with power shower over with hand held attachment, two Upvc double glazed obscured glass windows to side, neutral ceramic wall tiles with contemporary 3D feature tiles, handy built in storage cupboard, neutral wood effect floor tiles.

EXTERNAL

FRONT

Open access onto driveway leading to entrance and side access to rear garden. Offering an impressive patio area enjoying some beautiful sea views, storage sheds to side and external tap.

REAR

Raised laid to lawn area offering an abundance of mature shrubs, trees and bushes, wooden pergola and storage shed.

DIRECTIONS:-

From our Sketty office proceed up Gower Rd turning right at traffic lights onto Vivan Road continue straight at mini round about and take first left at mini round about and third right at mini round about onto Townhill Road and take the first right onto Lon Gwyn Fryn and the property can be found on your left hand side.

TENURE: Freehold

COUNCIL TAX: D

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.