



### Red Roofs, 7 Myrtle Grove, Sketty, Swansea, SA2 0SH

A fantastic opportunity to acquire this amazingly spacious and beautifully modernised and well maintained south facing traditional bay windowed detached property situated in a highly sought after location in the distinguished area of Sketty. This stunning property boasts ample living space and offers bright and contemporary interiors throughout whilst retaining some original features. Arranged over three levels this immaculate home briefly comprises welcoming hallway, stylish kitchen/diner with french doors out to garden, lounge, dining room, modern g/f shower room, four / five bedrooms, play area, modern Ensuite and a state of the art family bath/shower room. Benefits include Upvc d/g, gas c/h, ample built in storage areas, newly laid block effect driveway and a detached garage. Boasting an attractive paved garden to front with decorative stone areas along with a variety of pretty shrubs and bushes and a beautiful laid to lawn rear garden with patio seating area and abundance of mature plants. Offering easy access to local shops , amenities, Singleton park, Swansea University and Singleton hospital. An ideal family home within good school catchments. Internal viewing is essential to appreciate the elegance and class this unique property has to offer. EPC = E.

**Asking Price £499,000**

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**ENTRANCE**

Enter via wooden double glazed decorative, leaded glass panel door into:-

**HALLWAY**

An impressive bright and welcoming entrance hallway, ornate ceiling rose and coving, picture rail, staircase to first floor, built in understairs storage cupboard, radiator, high gloss chequered ceramic floor tiles, wood panelled door into:-

**LOUNGE/SITTING ROOM 7.742m x 3.906m max into alcove (25'5" x 12'10" max into alcove)**

UPVC double glazed window to front and rear enjoying an attractive garden outlooks, two ornate ceiling roses, coving, picture rail, alcoves, set in traditional cast iron feature fireplace with high gloss tiled hearth and solid wood surround, two radiators.

**L-SHAPED OPEN PLAN KITCHEN/DINER 7.385m max x 5.464m max (24'3" max x 17'11" max)**

Fitted with a range of stylish Maple wall and base units incorporating high gloss work surface over, set in stainless steel sink and drainer with chrome mixer tap, built in stainless steel electric double oven and grill ,set in stainless steel "Smeg" four ring gas hob with curved stainless steel extractor hood over, integrated fridge/freezer, low level fridge, dishwasher and tumble dryer, cupboard plumbed for washing machine, white high gloss ceramic splash back tiles, inset ceiling spotlights, contemporary low level drop down lighting over dining area, built in pantry, uPVC double glazed windows to sides and rear, uPVC double glazed french doors to rear, opening out onto patio areas in garden, two modern column radiators, Quartz porcelain floor tiles, wood panelled doors off to:-

**SHOWER ROOM 1.907m x 1.988m (6'3" x 6'6")**

White modern three piece suite comprising close coupled w.c., wash hand basin with chrome mixer tap and vanity unit, wall mounted illuminated vanity mirror, Quadrant shower cubicle with chrome mixer shower over, inset ceiling spotlights, extractor fan, white ceramic high gloss wall tiles with feature border tiles, two uPVC double glazed obscured glass windows to side, wall mounted chrome heated towel radiator, white ceramic floor tiles.

**STORAGE ROOM 1.901m x 1.568m (6'3" x 5'2")**

UPVC double glazed obscured glass window to side, shelving, coat hook and hanging rails, radiator, black Quartz porcelain floor tiles.

**DINING ROOM, 5.077m x 3.944m into alcove (16'8" x 12'11" into alcove)**

UPVC double glazed south facing bay window to front enjoying a pretty garden outlook,. Ornate ceiling rose, coving, picture rail, alcoves, set in ornate cast iron coal effect working gas fireplace with ceramic tiled hearth and hardwood surround, three radiators.

**FIRST FLOOR**

**LANDING**

Light and airy split level landing, original obscured stained glass window to side, ornate ceiling rose, coving, picture rail, radiator, wood panelled doors off to:-

**BEDROOM 1 5.484m max into alcove (18'0" max into alcove)**

UPVC double glazed south facing bay window to front, uPVC double glazed circular windows to front, ornate ceiling rose, coving, alcoves, picture rail, radiator.

**BEDROOM 2 3.958m max x 3.915m max (13'0" max x 12'10" max)**

UPVC double glazed south facing window to front, picture rail, radiator.

**BEDROOM 3 3.704m x 3.704m min (12'2" x 12'2" min)**

UPVC double glazed window to rear enjoying a lovely garden outlook, picture rail, radiator.

**SECOND LANDING**

Coving, picture rail, Bespoke matching stairs to second floor, built in understairs storage cupboard, wood panelled door into:-

**BEDROOM 4 5.317m x 3.873m (17'5" x 12'8")**

UPVC double glazed window to rear boasting an attractive garden outlook, coving, radiator, wood panelled door. Into:-

**EN SUITE 3.730m x 1.479m (12'3" x 4'10")**

Ultra modern white three piece suite comprising wall hung w.c., double wall hung basin unit with chrome mixer taps and vanity unit, walk in double shower cubicle with chrome rain mixer shower over with hand held attachment, inset ceiling spotlights, extractor fan, built in shelving, wall mounted

illuminated vanity mirror, uPVC double glazed obscured glass window to rear, grey high gloss ceramic wall tiles, wall mounted chrome heated towel radiator, grey ceramic floor tiles.

**FAMILY BATH/SHOWER ROOM 3.037m x 1.905m (10'0" x 6'3")**

Stylish white four piece comprising close coupled w.c., pedestal wash hand basin with chrome mixer tap, set in Jacuzzi bath with chrome mixer tap with shower attachment, step in glass door built in shower cubicle with stainless steel mixer shower over, inset ceiling spotlights, two uPVC double glazed obscured glass window to side, wall mounted mirrored vanity unit with lighting, built in shelving, neutral ceramic wall tiles, wall mounted chrome heated towel radiator.

**SECOND FLOOR**

Staircase up, coving, inset spotlights, dado rail, opening into:-

**BEDROOM 5 4.475m x 3.968m (14'8" x 13'0")**

Three hardwood double glazed velux windows, inset ceiling spotlights , fitted wash hand basin with chrome mixer tap and vanity unit with wall mounted illuminated vanity mirror and 3D effect ceramic splash back, a run of 7 built in wardrobes/cupboards, Bespoke wood panelled door into storage room, four eaves storage cupboards, contemporary radiator, low level opening into:-

**PLAY AREA 4.341m x 3.487m (14'3" x 11'5")**

Hardwood double glazed velux window to side, inset ceiling spotlights, eaves storage cupboard, radiator.

**STORAGE ROOM 2.650m x 1.676m (8'8" x 5'6")**

Hardwood double glazed velux window to side, access into attic space providing ample additional storage space, built in shelving, radiator.

**EXTERNAL**

**FRONT**

Open access onto newly laid block effect driveway leading to detached single garage to rear and side access to rear garden, offering a variety of attractive mature shrubs and bushes with decorative stone and patio areas, external porch with traditional ornate floor tiles.

**REAR**

An attractive laid to lawn rear garden with patio seating area and an abundance of beautiful mature shrubs, trees and bushes, external tap and paved area to side. Outside socket, full garden illumination off remote control, 4 outside wall lights.

**N.B.**

The property has an alarm system  
Wired in smoke detectors  
Recently installed condensing boiler.

**TENURE:** Freehold

**COUNCIL TAX:** G

**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.