



**89 Sketty Park Drive, Sketty Park, Swansea, SA2 8NG**

Set in the popular and sought after location of Sketty this well proportioned semi detached offers great potential comprising welcoming entrance hallway, cloakroom, kitchen, dining room, lounge, three bedrooms and a sizeable f/f shower room. Benefits include Upvc d/g, gas c/h, driveway parking, detached garage and pleasant mature gardens. Within walking distance of local shops, amenities and a regular bus service. Offering easy access to Sketty Cross, Singleton hospital, Swansea University and the sea front. An ideal family home, investment or first time buy. Within good school catchments. No upward chain involved.

**Asking Price £199,950**

90 Gower Road, Sketty, Swansea, SA2 9BZ  
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### ENTRANCE

Enter via UPVC double glazed obscured glass panel door into:

### HALLWAY

Coving, staircase to 1st floor, under stairs storage area, radiator, doors off to:

### CLOAKROOM 1.203m x 0.819m (3'11" x 2'8")

White two piece suite comprising low-level WC, wall mounted wash hand basin, cupboard housing gas meter, UPVC double glazed obscured glass window to side, ceramic floor tiles.

### KITCHEN 2.985m x 2.518m (9'10" x 8'3")

Fitted with a range of light wood wall and base units incorporating worksurface over, set in stainless steel sink and drainer with mixer tap, built in stainless steel electric oven and grill, set in four ring hob with stainless steel extractor hood over, plumbing for washing machine, UPVC double glazed windows to side and rear, UPVC double glazed glass panel door to rear leading out to garden, ceramic splashback tiles, ceramic floor tiles

### DINING ROOM 3.984m x 3.019m (13'1" x 9'11")

UPVC double glazed window to rear enjoying a pleasant leafy green outlook over garden, radiator.

### LOUNGE 4.388m x 3.577m (14'5" x 11'9")

UPVC double glazed window to front overlooking garden, coving, set in stainless steel coal effect electric fire with hearth, backdrop and surround, radiator.

### FIRST FLOOR

### LANDING

Loft hatch, UPVC double glazed obscured glass window to side, doors off to:

### BEDROOM 1 4.318m x 3.561m (14'2" x 11'8")

UPVC double glazed window to front, radiator.

### BEDROOM 2 4.026m x 3.036m (13'3" x 10'0")

UPVC double glazed window to rear overlooking garden, radiator.

### BEDROOM 3 2.593m x 1.989m (8'6" x 6'6")

UPVC double glazed window to front, radiator

### SHOWER ROOM 2.750m x 2.508m (9'0" x 8'3")

White three-piece suite comprising low-level WC, pedestal wash and basin, step in corner shower cubicle with mixer shower over, inset ceiling spotlights, high-gloss ceramic wall tiles, UPVC double glazed window to rear, built-in airing cupboard with shelving housing wall mounted Worcester gas combination boiler, towel radiator, ceramic floor tiles.

### EXTERNAL

### FRONT

Gated access onto driveway leading to garage, attractive front garden with mature shrubs.

### GARAGE 6.462m x 2.590m (21'2" x 8'6")

Double doors into single detached garage, lighting, power points, work bench, inspection pit, door to side.

### REAR

Private rear garden enjoying laid to lawn area, seating area and a variety of mature trees and bushes, side access onto garage.

### DIRECTIONS:-

From our Sketty Showroom proceed to the traffic lights on Gower Road. Turn left onto Dillwyn Road, go straight through the traffic lights onto Sketty Park Drive and the property is situated on the left 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, 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.