



58 Eversley Road, Sketty, Swansea, SA2 9DA

Spacious well appointed traditional bay windowed semi detached property situated at the heart of the distinguished area of Sketty. This beautifully presented home comprises of an entrance porch, airy hallway, cloakroom, lounge with open fireplace, dining room with open fireplace and french doors over looking garden, modern fitted kitchen/breakfast room, four bedrooms and a modern f/f bath/shower room. Benefits include upvc d/ g, gas central heating, many original features, single garage/greenhouse and a pleasant low maintenance rear garden. Ideally situated within walking distance to shops and amenities with easy access to Singleton Park, Swansea University and Singleton hospital. An ideal family home within good school catchment areas. Viewing a must to appreciate fabulous property. EPC = E.

Asking Price £269,950

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ENTRANCE

Enter via wooden double glazed stained glass panel door into:-

PORCH 2.122m x 1.166m (6'11" x 3'10")

Coving, picture rail, wooden frosted glass panel windows into hallway, original terracotta tiled flooring, wooden stained/frosted glass panel door into:-

HALLWAY

Coving, picture rail, staircase to first floor, uPVC double glazed window to side, dado rail, wooden door to large understairs storage cupboard, radiator, telephone point, original wood panel doors off to:-

CLOAKROOM 1.784m x 0.869m (5'10" x 2'10")

White two piece suite comprising low level w.c., wall mounted wash hand basin with mixer tap, uPVC double glazed obscured glass window to side, extractor fan, tiled walls with ornate border tiles, radiator, wood effect flooring.

LOUNGE 4.919m (into alcove) x 4.868m (into bay) (16'2" (into alcove) x 16'0" (into bay))

UPVC double glazed stained glass detailed bay window to front, coving, picture rail, dado rail, alcoves, set in open fireplace with ornate tiled backdrop and tiled hearth with ornate wood surround with mirror, radiator.

DINING ROOM 4.280m x 4.166m (14'1" x 13'8")

Double glazed glass panel french doors to rear leading out onto paved seating area, ornate ceiling rose, coving, picture rail, alcoves with built in storage cupboards, open fireplace with log effect gas fire and ornate wood surround, radiator, real oak flooring.

KITCHEN/BREAKFAST ROOM 7.920m (max) x 3.220m (26'0" (max) x 10'7")

Modern range of fitted gloss matching wall and base units incorporating granite work preparation surfaces, integrated gas hob, Hotpoint oven, dishwasher and extractor fan, 1½ bowl sink unit and drainer with wash disposal, two uPVC double glazed windows to side, further uPVC double glazed window to rear and two velux windows, tiled floor, uPVC double glazed external door to garden, two radiators, plumbed for automatic washing machine.

FIRST FLOOR

LANDING

Large and airy split level landing, inset ceiling spotlights, coving, large obscured stained glass window to side, radiator, original wood panel doors off to:-

BEDROOM 1 4.830m (into bay) x 4.144m (into alcoves) (15'10" (into bay) x 13'7" (into alcoves))

UPVC double glazed stained glass detailed window to front, coving, picture rail, alcoves with a built

in storage cupboard, set in traditional feature fireplace with ornate tiled backdrop and hearth with wood surround, radiator.

BEDROOM 2 4.289m x 4.178m (into alcoves) (14'1" x 13'9" (into alcoves))

Large uPVC double glazed window to rear, coving, picture rail, alcoves with a built in storage cupboard, set in traditional feature fireplace with tiled hearth and backdrop with wood surround, radiator.

BEDROOM 3 3.136m (min) x 2.923m (10'4" (min) x 9'7")

Large uPVC double glazed window to rear, picture rail, wall mounted gas Ariston boiler, radiator.

BEDROOM 4 3.010m x 2.736m (9'11" x 9'0")

UPVC double glazed window to front, loft access, picture rail, radiator, wood effect laminate flooring.

FAMILY BATH/SHOWER ROOM

White modern four piece suite comprising low level w.c., vanity unit wash hand basin with mixer tap, set in bath with centre mixer tap with shower attachment, step in sliding glass door shower cubicle with mixer shower over, inset ceiling spotlights, uPVC double glazed obscured glass window to side, wall mounted chrome heated towel rail, neutral tiled walls, radiator, neutral tiled flooring.

EXTERNAL

FRONT

Gated access, steps leading up to entrance, a variety of attractive flowering shrubs and bushes, paved seating area, external tap, paved pathway to side.

REAR

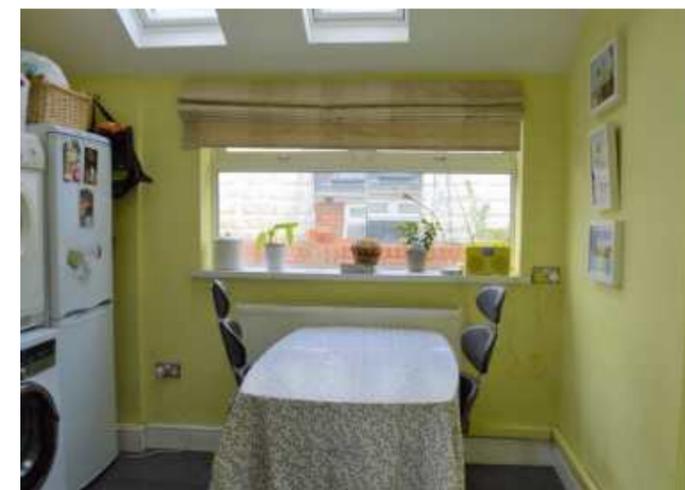
Low maintenance enclosed rear garden with paved seating areas and an assortment of attractive border shrubs and tree, wooden door into:-

TENURE: Freehold

COUNCIL TAX:

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.