



8 The Causeway, Sketty, Swansea, SA2 0SX

A rare opportunity to acquire this unique and spacious split level detached family home boasting superb far reaching sea views across Swansea Bay situated within a quiet and well kept cul de sac location within the desirable and sought after area of Sketty. This bright and deceptively large home comprises cloakroom, lounge, kitchen, dining room, sitting room, four bedrooms, bathroom and shower room. Benefits include Upvc d/g, gas c/h, driveway parking, garage and a pleasant laid to lawn garden with mature shrubs, trees and bushes. An ideal family home within good school catchments. Just a short journey away from local shops, amenities, a regular bus service, Sketty Cross, Uplands, Singleton park, Swansea Uni, Singleton hospital and the sea front. Internal viewing essential to appreciate this versatile home with no upward chain involved. EPC = D.

Asking Price £299,950

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





ENTRANCE

Enter via UPVC double glazed obscured glass panel door into:

ENTRANCE HALLWAY 1.747m x 0.921m (5'9" x 3'0")

UPVC double glazed obscured glass windows to side, coving, doors off to:

CLOAKROOM 1.748m x 1.210m (5'9" x 4'0")

Two piece suite comprising low-level WC and pedestal wash hand basin with ceramic splashback tiles, UPVC double glazed obscured glass window to front, radiator.

LOUNGE 6.854m x 3.476m (22'6" x 11'5")

UPVC double glazed windows to front and side, coving, wall lights, set in coal effect gas fire, staircase to first floor, three radiators.

FIRST FLOOR

HALLWAY

Coving, staircase to second floor, doors off to:

KITCHEN/BREAKFAST ROOM 4.552m x 2.743m (14'11" x 9'0")

Fitted with a range of wooden wall and base units incorporating work surface over, set in 1 ½ bowl stainless steel sink and drainer with mixer tap, built in stainless steel Neff electric double oven and grill, set in four ring gas hob with integrated extractor hood over, breakfast bar, built in storage cupboards with serving hatch into dining room, plumbed for washing machine, coving, ceramic splash back tiles, UPVC double glazed glass panel door and window to rear offering a beautiful garden view outlook, radiator, ceramic floor tiles.

DINING ROOM 3.789m x 2.789m (12'5" x 9'2")

UPVC double glazed window to rear enjoying an attractive garden view outlook, coving, built in storage cupboards with serving hatch into kitchen, radiator.

SITTING ROOM 3.697m x 3.034m (12'2" x 9'11")

UPVC double glazed window to rear enjoying a lovely garden outlook, coving, set in log burning effect electric fire with surround, radiator.

SECOND FLOOR

LANDING

Bright landing area, UPVC double glazed glass panel sliding doors to front leading out onto sun balcony boasting a beautiful south facing aspect over Swansea Bay, loft hatch, staircase to third floor, doors off to:

BEDROOM 1 4.859m x 2.882m (15'11" x 9'5")

UPVC double glazed window to front boasting a beautiful far-reaching sea view outlook, over Swansea Bay built in wardrobes offering ample storage space, radiator.

BEDROOM 2 3.944m x 3.601m (12'11" x 11'10")

UPVC double glazed window to front enjoying a beautiful far-reaching sea view outlook over Swansea Bay, built in wardrobes offering ample storage space, radiator.

THIRD FLOOR

LANDING

Doors off to:

BEDROOM 3 3.681m x 2.957m (12'1" x 9'9")

UPVC double glazed window to rear boasting an attractive leafy green garden view outlook, built-in storage cupboard, radiator.

BEDROOM 4 2.883m x 2.078m (9'5" x 6'10")

UPVC double glazed window to rear offering an attractive garden view outlook, coving, built-in storage cupboard, radiator.

BATHROOM 2.281m x 2.012m (7'6" x 6'7")

Three-piece suite comprising low-level WC, pedestal wash hand basin with mixer tap, set in panelled bath, coving, UPVC double glazed obscured glass window to rear, ceramic wall tiles, radiator.

SHOWER ROOM 2.020m x 0.904m (6'8" x 2'11")

Step in folding glass door shower cubicle with mixer shower over, inset ceiling spotlights, Respatex wall panelling, UPVC double glazed obscured glass window to rear, tiled effect flooring.

EXTERNAL

FRONT

Open access onto paved driveway leading to entrance, gated side access to rear garden and garage. Pleasant laid to lawn area with mature shrubs and bushes.

REAR

An enclosed laid to lawn mature rear garden enjoying a variety of attractive shrubs and bushes, seating area, external tap and greenhouse.

DIRECTIONS:-

From our Sketty office proceed down Gower Rd proceed straight at mini round about and take second left onto Parc Wern Rd continue up the hill and take second left onto The Causeway and the property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: D

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.