



190 Gower Road, Sketty, Swansea, SA2 9HS

An impressively spacious five bedroom traditional detached family home offering well proportioned accommodation, attractive traditional features and modern interiors. This bright and welcoming property is arranged over three levels and comprises to the g/f porch, delightful hallway, lounge, family room, dining room, kitchen/breakfast room and a sizeable conservatory. The f/f offers three bedrooms, dressing room, office, and a modern bath/shower room. The second floor enjoys a further two bedrooms, Ensuite W.C and a superb family bath/shower room with jacuzzi bath. Benefits include Upvc d/g, gas c/h, driveway parking, sea views and a beautiful sizeable enclosed rear garden laid to lawn with seating areas. Boasting a sought after location of Sketty within easy access of Singleton hospital, Swansea Uni, Sketty Cross, the sea front and Mumbles. An ideal family home within good school catchment areas. No upward chain. EPC = D.

Asking Price £579,950

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ENTRANCE

Enter via Upvc double glazed frosted glass panel door into:

PORCH 1.981m x 1.018m (6'6" x 3'4")

UPVC can double glazed windows to front, side and rear, door into:

HALLWAY

Light and airy welcoming entrance hallway, ornate ceiling rose, coving, picture rail, staircase to first floor, dado rail, radiator, doors off to:

CLOAKROOM 2.422m x 1.122m (7'11" x 3'8")

White two piece suite comprising low level WC, pedestal wash hand basin, coving, uPVC double glazed window to side, radiator, wood effect flooring.

LOUNGE 4.799m into bay x 3.506m (15'9" into bay x 11'6")

Upvc double glazed bay window to rear enjoying a pleasant outlook over front garden, coving, picture rail, set in log burner with brick backdrop, hearth and wood surround, dado rail, radiator, solid oak flooring.

FAMILY ROOM 5.854m x 3.449m (19'2" x 11'4")

Upvc double glazed window to front offering a pleasant leafy green outlook, wall lights, set in coal effect electric fire with hearth, backdrop and wood surround, radiator, wood flooring.

DINING ROOM 4.419m x 3.291m (14'6" x 10'10")

Upvc double glazed bay window to side, ornate ceiling rose, coving, picture rail, serving hatch into kitchen/breakfast room, dado rail, radiator, wood flooring.

KITCHEN/BREAKFAST ROOM 5.909m x 4.717m (19'5" x 15'6")

Fitted with a range of modern wall and base units incorporating work surface over, set in 1 ½ bowl sink and drainer with stainless steel mixer tap, built in stainless steel electric double oven and grill, set in five ring gas hob, integrated fridge and freezer, plumbed for washing machine, inset ceiling spotlights, coving, Upvc double glazed window to side, cupboard housing wall mounted gas boiler, serving hatch into dining room, radiator, wood effect flooring, door into:

CONSERVATORY 7.385m max x 3.963m max (24'3" max x 13'0" max)

Upvc double glazed windows to front, sides and rear boasting a beautiful leafy green outlook, Upvc double glazed sliding glass panel doors to rear leading out to garden, ceramic floor tiles.

FIRST FLOOR

LANDING

Bright and airy split level landing, Two Upvc double glazed obscured stained glass windows to side, coving, picture rail, staircase to second floor, radiator, solid oak flooring, doors off to:

BEDROOM 1 5.088m x 3.511m (16'8" x 11'6")

Upvc double glazed window to front enjoying an attractive far reaching outlook with some partial sea views over Swansea Bay, coving, picture rail, bedroom suite offering ample storage space, wall lights, radiator.

BEDROOM 2 4.950m into bay x 3.490m (16'3" into bay x 11'5")

Upvc double glazed bay window to front offering some attractive partial sea views over Swansea Bay, coving, radiator.

BEDROOM 3 4.324m x 3.565m (14'2" x 11'8")

Upvc double glazed window to side, ornate ceiling rose, coving, picture rail, set in vanity unit wash hand basin with mixer tap, set in feature fire surround, fitted storage, radiator.

DRESSING ROOM 3.593m x 2.488m (11'9" x 8'2")

Upvc double glazed window to side, fitted wardrobes, wood flooring, radiator.

OFFICE 3.401m x 2.466m (11'2" x 8'1")

Upvc double glazed window to rear offering a pleasant outlook over garden, radiator.

FAMILY BATH/SHOWER ROOM 3.370m x 3.374m (11'1" x 11'1")

White modern five piece suite comprising low level W.C, vanity unit wash hand basin with mixer tap, bidet, set in jacuzzi bath, walk in double shower cubicle with mixer shower over, inset ceiling spotlights, extractor fan, Upvc double glazed windows to side and rear, contemporary ceramic wall tiles with multi tone feature tiles, wall units, wall mounted chrome towel radiator, ceramic floor tiles.

SECOND FLOOR

LANDING

Bright split level landing, Upvc double glazed obscured stained glass window to side, built-in storage cupboard, radiator, wood effect flooring, doors off to:-

BEDROOM 4 4.502m x 3.644m (14'9" x 11'11")

UPVC double glazed window to rear enjoying a pleasant outlook over garden, inset spotlights, built in eaves storage cupboard, radiator, wood effect flooring, door into:

EN SUITE W.C. 1.255m x 0.814m (4'1" x 2'8")

White modern two piece suite comprising low-level WC and wash hand basin with stainless steel mixer tap, contemporary ceramic wall and floor tiles.

BEDROOM 5 4.877m x 2.603m (16'0" x 8'6")

Two velux windows to front boasting some beautiful far-reaching sea views of Swansea Bay, eaves storage cupboards, built in cupboard, radiator.

BATH/SHOWER ROOM 4.257m x 2.966m (14'0" x 9'9")

Stylish five piece suite comprising low-level WC, wall mounted wash hand basin with stainless steel mixer tap, bidet, walk in double shower cubicle with mixer shower over, set in Jacuzzi bath, inset ceiling spotlights, extractor fan, wooden double glazed Velux windows to side, contemporary wall tiles, built-in storage cupboard, wall mounted towel radiator, ceramic floor tiles.

EXTERNAL

FRONT

Open access leading to driveway offering off road parking. Pleasant mature shrubs, trees and bushes, access to rear garden.

REAR

An attractive enclosed good size rear garden laid to lawn enjoying a variety of matures shrubs, trees and bushes. Offering pleasant patio seating areas.

TENURE: Freehold

COUNCIL TAX: G

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.