



12 Lon Dan Y Coed, Sketty, Swansea, SA2 0TU

Beautifully presented and well maintained traditional extended semi detached property built in 1935 boasting attractive far reaching woodland views across Cockett Valley and some stunning sea views over Swansea Bay. Enjoying a quiet position within the popular and convenient area of Cockett. This bright and welcoming home comprises porch, cloakroom, lounge, dining/sitting room, kitchen, three bedrooms, sizeable first floor bath/shower room with jacuzzi bath. Benefits include Upvc d/g, gas c/h, traditional features, single garage to rear, pleasant front garden and an attractive enclosed landscaped rear garden. Easy access to Sketty, Fforestfach retail park, the M4, Singleton hospital, Swansea Uni and the sea front. An ideal family home. EPC = D.

Asking Price £219,950

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

Enter via Upvc double glazed French doors into:

PORCH 1.911m x 0.856m (6'3" x 2'10")

Upvc double glazed windows to front and side, tileD flooring, original wooden stained glass panel door into:

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CLOAKROOM 1.720m x 0.829m (5'8" x 2'9")

Two piece suite comprising low level WC, vanity unit wash hand basin, ceramic splash back tiles, Upvc double glazed obscured glass window to side, tiled effect vinyl floor covering.

LOUNGE 4.615m into bay x 3.921m (15'2" into bay x 12'10")

Upvc double glazed bay window to front offering a pleasant outlook over Cockett Valley, original window into porch, coving, picture rail, alcoves, set in coal effect gas fire with tiled hearth, backdrop and surround, radiator.

DINING/SITTING ROOM 6.139m max x 4.135m max (20'2" max x 13'7" max)

Upvc double glazed obscured glass window to side, Upvc double glazed sliding glass panel door to rear leading out to garden, coving, alcoves with fitted glass door display cabinets, wooden fire surround with neutral hearth and backdrop, radiator, door into:

KITCHEN 3.495m x 2.688m (11'6" x 8'10")

Fitted with a range of stylish high gloss wall and base units incorporating work surface over, set in stainless steel sink and drainer with mixer tap, electric cooker point with extractor hood over, plumbed for washing machine and dishwasher, cupboard housing wall mounted gas boiler, ceramic wall tiles, Upvc double glazed window to rear, Upvc double glazed obscured glass panel door to side leading out to garden, tiled effect vinyl floor covering.

FIRST FLOOR

LANDING 2.531m x 2.464m (8'4" x 8'1")

Bright and airy split level landing, original obscured stained glass window to side, loft hatch leading to boarded attic space with lighting, picture rail, doors off to:

BEDROOM 1 4.872m into bay x 3.087m max (16'0" into bay x 10'2" max)

Upvc double glazed bay window to front boasting some attractive far reaching sea views over Swansea Bay and an attractive outlook over Cockett green, fitted wardrobes offering ample storage space, radiator.

BEDROOM 2 4.022m x 2.946m (13'2" x 9'8")

Upvc double glazed window to rear enjoying a pleasant garden outlook, fitted wardrobes offering ample storage space, radiator.

BEDROOM 3 2.973m max into bay x 2.458m (9'9" max into bay x 8'1")

Upvc double glazed window to front offering attractive sea views and an attractive outlook over Cockett green, picture rail, radiator.

BATH/SHOWER ROOM 2.753m x 2.547m (9'0" x 8'4")

Sizeable bath/shower room comprising low level WC, vanity unit wash hand basin, step in glass shower cubicle with shower over, set in jacuzzi bath with stainless steel mixer tap with shower attachment, inset ceiling spotlights, Upvc double glazed obscured glasswindow to rear, built in airing cupboard, ceramic wall tiles, tiled effect flooring.

EXTERNAL

FRONT

Steps leading up to entrance and side access to rear, pleasant laid to lawn area with a delightful paved seating area over looking Cockett Valley.

REAR

An attractive enclosed landscaped rear garden enjoying pleasant laid to lawn and patio areas with a single garage to rear accessed via Lon Ger Y Coed.

DIRECTIONS:-

From our Sketty showroom proceed to the traffic lights on Gower Road and turn right onto Vivian Road. Continue up to the mini roundabout and go straight up the hill to the next mini roundabout and turn right onto Townhill Road, then second left into Lon Dan Y Coed.

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.