



69 Harlech Crescent, Sketty, Swansea, SA2 9LL  
**Asking Price £245,000**

A spacious well presented and traditional semi detached property situated in a highly sought after location of Sketty, within walking distance to local shops, amenities and a regular bus service. This light and roomy home comprises lounge, diner, modern kitchen, cloakroom, three bedrooms, shower room and W.C. Benefits include part uPVC double glazing, gas central heating, traditional features, driveway parking with garage, and well kept attractive rear garden laid to lawn with paved and decked seating areas. Offering easy access to Singleton Hospital, Swansea University and Singleton Park. An ideal family home within Sketty and Olchfa school catchments. No Upward Chain involved.

Asking Price £245,000



**ENTRANCE**

Enter via hardwood door with part stained feature windows.

**HALLWAY 4.625m x 2.079m (15'2" x 6'10")**

Original wooden obscured window to front and side, staircase, picture rail, radiator, laminate wood effect flooring, doors to:-

**CLOAKROOM 1.499m x 0.742m (4'11" x 2'5")**

White bathroom suite comprising low level W.C., wash hand basin, tiled flooring, wooden obscured window to side.

**DINING ROOM 5.382m x 3.625m (17'8" x 11'11")**

Wooden bay window overlooking rear garden, picture rail, gas fireplace with back boiler, tiled hearth, original wooden flooring, opening into:

**LOUNGE 5.049m into bay x 2.079m (16'7" into bay x 6'10")**

Upvc double glazed bay window to front, picture rail, set in coal effect gas fire with wooden surround, tiled hearth and backdrop, radiator, original wooden flooring.

**KITCHEN 5.576m x 2.228m (18'4" x 7'4")**

Fitted with a range of wall and base units incorporating work surface over, set in 1/2 stainless steel sink and drainer with mixer tap, gas cooker point, freestanding gas cooker, with integrated extractor fan over, plumbed for washing machine and dishwasher, space for tumble dryer, ceramic splash back tiles, Upvc double glazed window to rear, Upvc double glazed door to side opening out onto decking area, radiator, tiled flooring.

**FIRST FLOOR**

**LANDING**

Wooden window with stained glass to side, loft hatch, picture rail, doors leading to:-

**BEDROOM 1 5.289m into bay x 3.584m max (17'4" into bay x 11'9" max)**

Wooden bay window overlooking rear garden, picture rail, radiator, laminate wood effect flooring.

**BEDROOM 2 5.017m into bay x 3.620m max (16'6" into bay x 11'11" max)**

Upvc double glazed bay window to front, radiator, laminate wood effect flooring.

**BEDROOM 3 2.307m x 2.171m (7'7" x 7'1")**

Upvc double glazed window to front, picture rail, radiator, laminate wood effect flooring.

**SHOWER ROOM 2.234m x 1.967m (7'4" x 6'6")**

Two piece suite comprising pedestal wash hand basin, step in shower with sliding door, double cubicle with mixer shower over, Upvc double glazed obscured window to rear, ceramic wall tiles and tiled flooring, built in airing cupboard, radiator.

**W.C. 1.325m x 0.784m (4'4" x 2'7")**

Obscured window to side, low level W.C.

**EXTERNAL**

**FRONT AND SIDE**

Open access onto driveway leading to garage and rear garden, external tap.

**GARAGE 4.716m x 2.814m (15'6" x 9'3")**

Providing electric power and light.

**REAR**

Laid to lawn rear garden with decked and patio seating areas and shed.

**TENURE:** Freehold

**COUNCIL TAX:** E

**EPC RATING:** E

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 299 655

