



100 Vivian Road, Sketty, Swansea, SA2 OUL

A fabulous fully refurbished modern three bedroom traditional mid terrace cottage. Well located in the sought after location of Sketty. The property comprises of a hallway, W.C., lounge, kitchen/dining room, three bedrooms and a first floor bathroom. To the rear there is an enclosed rear garden with a patio seating area. The property benefits include gas c/h, uPVC d/g. Ideally located for access to Swansea University and Singleton Hospital as well as being in good school catchment areas. Ideal property for first time buyer or investors with no Upper Chain. EPC = D.

Asking Price £207,950

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

Enter via Upvc double glazed obscured glass door into:-

HALLWAY

Staircase to first floor, ceiling spotlights, radiator, wood effect flooring, door to:-

LOUNGE 7.369M X 3.319M MAX (24'2" X 10'11" MA X)

Upvc double glazed window to front and rear, radiators, wood effect flooring, built in under-stairs storage cupboard, step up to:-

KITCHEN/DINING ROOM `6.373M X 2.440M MAX (6.373M X 8'0" MA X)

Fitted with a range of wall and base units with work surfaces over, set in stainless steel 1 ½ sink and drainer, integrated eye level double oven, electric hob with extractor hood over, plumbing for washing machine, space for tall standing fridge freezer, UPVC double glazed window to rear and side, Upvc double glazed obscured glass window door to side, two velux skylights, ceramic wall tiles, exposed stone feature, radiators, porcelain floor tiles, door to:-

W.C.

Fitted with a white two piece suite comprising low-level W.C., pedestal wash and basin, spotlights to ceiling, radiator, and porcelain tiled wall and flooring.

FIRST FLOOR

LANDING

Loft hatch, cupboard housing boiler, doors off to:-

BEDROOM 1 4.226m max x 3.510Mm (13'11" max x 11'6")

UPVC double glazed window to front, radiator

BEDROOM 2 3.018m x 2.196m (9'11" x 7'3")

UPVC double glazed window to rear overlooking garden, two velux skylights, spotlights to ceiling, radiator.

BEDROOM 3 2.667m max x 2.101m (8'9" max x 6'11")

UPVC double glazed window to rear, radiator,

BATHROOM 2.600m x 1.587m (8'6" x 5'3")

Fitted with a white three piece suite comprising low-level W.C., wash hand basin vanity unit with inset wash hand basin, panelled bath with stainless steel shower over, spotlights to ceiling, extractor fan, chrome radiator, tiled effect walls and flooring.

EXTERNAL

FRONT

Front access onto gravelled front, with pathway leading to entrance.

REAR

Steps up to a fully enclosed low maintenance garden with patio seating area, security lighting, electrical points and external water tap.

DIRECTIONS:-

From our Sketty Showroom proceed to the traffic lights at Gower Road, turn right onto Vivian Road, the property is situated on the right hand side.

TENURE: Freehold

COUNCIL TAX: C

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.