



## 2 Cedric Close, Sketty, Swansea, SA2 8NB

Situated within a quiet & well kept cul de sac location within the distinguished & sought after area of Sketty this spacious extended detached family home offers ample living space & boasts an attractive enclosed mature rear garden with paved seating areas offering an abundance of pretty shrubs, trees & bushes. Comprising to the g/f entrance hall, welcoming hallway with handy storage room, cloakroom, sizeable lounge, sitting room, conservatory with French doors out to garden, dining room & kitchen. The f/f enjoys four good size bedrooms, study & a family bath/shower room. Benefits include Upvc d/g, gas c/h, pleasant woodland views, sun terrace off master bedroom, driveway & garage. Offers easy access to Sketty, Mumbles, Singleton hospital, Swansea Uni & the sea front. An ideal family home within good school catchments. Internal viewing advised to appreciate this great opportunity. No upward chain involved. EPC = D.

**Asking Price £365,000**

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**ENTRANCE**

Enter via Upvc double glazed obscured glass panel door into:

**ENTRANCE HALL 2.964m x 0.930m (9'9" x 3'1")**

Coving, ceramic floor tiles, door into:

**HALLWAY 5.041m max x 1.712m min (16'6" max x 5'7" min)**

Coving, staircase to first floor, handy sizeable storage room, radiator, doors off to:

**CLOAKROOM 2.794m x 0.904m (9'2" x 2'11")**

Two piece suite comprising low level WC, vanity unit wash hand basin with mixer tap, Upvc double glazed obscured glass window to rear, ceramic wall tiles.

**SITTING ROOM 3.868m x 2.423m (12'8" x 7'11")**

Coving, wall lights, radiator, opening into:

**CONSERVATORY 3.683m max x 3.264m max (12'1" max x 10'8" max)**

Upvc double glazed windows to side and rear enjoying an attractive leafy green outlook, Upvc double glazed French doors to side leading out to garden, wood effect vinyl floor covering.

**L-SHAPED LOUNGE 6.316m max x 4.871m max (20'9" max x 16'0" max)**

Upvc double glazed windows to front and side, coving, set in coal effect electric fire with marble effect hearth and backdrop with ornate wood surround, two radiators.

**DINING ROOM 3.829m x 3.466m (12'7" x 11'5")**

Upvc double glazed window to rear boasting a beautiful garden view outlook, coving, radiator.

**KITCHEN 4.780m x 2.727m (15'8" x 8'11")**

Fitted with a range of wooden wall and base units incorporating work surface over, set in 1 ½ bowl sink and drainer with mixer tap, built in electric double oven and grill, set in four ring gas hob with extractor hood over, plumbed for washing machine and dishwasher, coving, Upvc double glazed window and obscured glass panel door to rear leading out to garden offering pleasant outlook, built in airing cupboard, ceramic wall tiles, radiator, ceramic floor tiles.

**FIRST FLOOR**

**LANDING**

Loft hatch, coving, doors off to:-

**BEDROOM 1 5.809m max x 3.455m (19'1" max x 11'4")**

Upvc double glazed window to rear enjoying a stunning leafy green wooded outlook over garden, Upvc double glazed window and glass panel door to front leading out onto sun terrace, coving, wall lights, radiator.

**BEDROOM 2 4.851m x 3.416m (15'11" x 11'3")**

Upvc double glazed window to front enjoying some far reaching woodland views, coving, radiator.

**BEDROOM 3 3.419m x 2.766m (11'3" x 9'1")**

Upvc double glazed window to front boasting some lovely woodland views, coving, dado rail, radiator.

**BEDROOM 4 3.086m x 2.928m (10'2" x 9'7")**

Upvc double glazed window to rear boasting a peaceful garden view outlook, radiator.

**STUDY 2.195m x 1.682m (7'2" x 5'6")**

Upvc double glazed obscured glass window to side, radiator.

**BATH/SHOWER ROOM 3.849m x 3.106m (12'8" x 10'2")**

White six piece suite comprising low level WC, two pedestal wash hand basins with mixer taps, bidet, set in bath with central mixer tap and held hand shower attachment, step in corner shower cubicle with electric shower over, Upvc double glazed window to rear offering a pleasant garden outlook, ceramic wall tiles, wall mounted towel radiator, radiator, ceramic floor tiles.

**EXTERNAL**

**FRONT**

Open access onto driveway leading to garage, pleasant front garden with gated side access leading to rear garden.

**GARAGE 5.099m x 2.631m (16'9" x 8'8")**

Single garage with up and over door.

**REAR**

An attractive enclosed mature garden boasting an abundance of pretty shrubs, trees and bushes, pleasant paved seating areas and greenhouse.

**DIRECTIONS:-**

From our Sketty showroom proceed to the traffic lights on Gower road and turn left onto Dillwyn road. At the next set of traffic lights continue straight ahead onto Sketty Park Drive. Take the fourth turning left onto Parklands View and first right onto Gabalfa road. Continue along taking the second left onto Cedric Close and the property can be found on the left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** F

**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.