



## 48 Harlech Crescent, Sketty, Swansea, SA2 9LL

Spacious extended traditional bay windowed semi detached property boasting a convenient and popular location within the sought after area of Tycoch. This well proportioned home is arranged over three levels comprising porch, lounge, dining room, kitchen, five bedrooms and two bathrooms. Benefits include Upvc d/g, gas c/h, traditional features, driveway parking and a laid to lawn rear garden with a converted detached garage. An ideal family home within good school catchments. Offering easy access to local shops, amenities, a regular bus service, Singleton hospital, Swansea University and the sea front. EPC = D.

**Asking Price £275,000**

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## ENTRANCE

Enter via uPVC double glazed door into:-

## PORCH

UPVC double glazed window to front and side, hard floor with stained glass panelled door leading to:-

## HALLWAY

Stairs to first floor, uPVC double glazed stained glass window to side, radiator, understairs storage cupboard.

## LOUNGE 15'3 x 11'6 (4.65m x 3.51m)

UPVC double glazed bay window to front, radiator, coal effect electric fire in marble effect surround and picture rail, solid oak flooring.

## DINING ROOM 16'3 x 9'9 (4.95m x 2.97m)

UPVC double glazed bay window to rear, gas fitting for a fire, wooden surround, picture rail, radiator, solid oak flooring.

## KITCHEN 15'10 x 8'0 (4.83m x 2.44m)

UPVC double glazed windows to rear and side, uPVC double glazed door to side, fitted with a range of base and wall units, incorporating stainless steel sink and drainer, plumbed for washing machine, tiled floor, tiled splash back, breakfast table, radiator, two built in storage cupboards.

## FIRST FLOOR

### LANDING

UPVC double glazed stained glass window to side, solid oak flooring, stairs to second floor.

### BATHROOM

UPVC double glazed window to rear, three piece white suite comprising curved panelled bath with shower over with glass screen, wash hand basin on vanity unit, w.c., tiled walls, heated ladder radiator, airing cupboard housing combi boiler, inset ceiling spotlights.

### BEDROOM 1 16'4 x 9'1 (4.98m x 2.77m)

UPVC double glazed bay window to rear, wooden floor, picture rail, radiator, built in storage cupboard.

### BEDROOM 2 15'2 x 10'5 (4.62m x 3.18m)

UPVC double glazed bay window to front, laminate flooring, picture rail, radiator.

### BEDROOM 3 7'4 x 7'1 (2.24m x 2.16m)

UPVC double glazed window to front, picture rail, radiator.

## SECOND FLOOR

### LANDING

UPVC double glazed window to side.

### BATHROOM

UPVC double glazed window to side, three piece white suite comprising panelled bath, w.c., wall mounted wash hand basin, radiator, tiled splash back, inset ceiling spotlights.

### BEDROOM 4 9'11 x 7'1 (3.02m x 2.16m)

Velux window to rear with sea views, radiator, spotlights to ceiling.

### BEDROOM 5 14'4 x 6'10 (4.37m x 2.08m)

Velux window to front, storage to eaves, radiator, inset spot ceiling lights.

## EXTERNAL

### FRONT

To the front of the property the garden is laid to lawn with mature shrubs, plants and flower borders, tarmac drive to the side of the property, side pedestrian access to rear.

### REAR

Rear garden laid to lawn and block paved patio areas with tarmac path leading to detached garage. (UPVC double glazed window and storage ceiling), which has been converted, one side to a workshop and the other side a utility area with plumbing for washing machine, detached outbuilding (that is currently being used as a gym), with electricity, heating and lighting, timber window, two brick built storage sheds (one as part of the house and the other adjacent to garage block).

### N.B.

Vendors have been approved planning permission to create more parking to the front.

### DIRECTIONS:-

From our Sketty showroom proceed through the traffic lights up Gower Road and take the third turning right onto Glan Yr Afon Road. Follow the road along and on reaching the mini roundabout turn left onto Harlech Crescent. The property can be found on the left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** E

**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.