



30 Long Oaks Avenue, Sketty, Swansea, SA2 0LE

Beautifully presented & well maintained extended traditional semi detached property arranged over three levels boasting superb living space & attractive features. This impressively spacious home comprises welcoming hallway, lounge, open plan kitchen/breakfast/dining room with French doors out to garden, six well proportioned bedrooms & two bathrooms. This versatile property benefits property from Upvc d/g, gas c/h, far reaching sea views from second floor, built in storage & an enclosed low maintenance patio garden. Boasting easy access to local shops & amenities at Uplands & Sketty, Singleton hospital, Swansea Uni & the sea front. An ideal family home within good school catchments. No upward chain involved. Internal viewing advised to appreciate this light & spacious home. EPC = D.

Asking Price £329,950

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ENTRANCE

Enter via hardwood obscured stained glass panel door into:

HALLWAY 3.710m x 2.655m min (12'2" x 8'8" min)

Bright and welcoming entrance hallway, Upvc double glazed obscured glass window to front, coving, built in under stairs storage cupboard, radiator, wooden floor boards, doors off to:

LOUNGE 4.800m into bay x 3.493m into alcove (15'9" into bay x 11'5" into alcove)

Upvc double glazed stained glass feature bay window to front, coving, picture rail, alcoves with built in storage cupboards and shelving, set in traditional feature fireplace with ornate back drop and tiled hearth, radiator.

OPEN PLAN KITCHEN/BREAKFAST ROOM//DINING ROOM 6.299m max x 5.680m max (20'8" max x 18'8" max)

KITCHEN/BREAKFAST ROOM 5.715m x 3.113m (18'9" x 10'2")

Sizeable light and airy kitchen/breakfast room fitted with a range of wooden wall and base units incorporating work surface over, set in 1 ½ bowl stainless steel sink and drainer with mixer tap, built in Neff electric oven and grill and set in matching hob with integrated extractor hood over, integrated microwave oven, plumbed for washing machine, space for American style fridge/freezer, breakfast bar, cupboard housing wall mounted gas boiler, high gloss ceramic splash back tiles, uPVC double glazed windows and glass panel door to side leading out to garden, wall mounted vertical radiator, ceramic floor tiles.

DINING ROOM 4.672m x 3.134m (15'4" x 10'3")

Upvc double glazed windows and French doors to rear opening out onto patio seating area, coving, picture rail, radiator, wooden floor boards.

FIRST FLOOR

LANDING

Split level landing, coving, staircase to second floor, built in storage cupboard, doors off to:

BEDROOM 1 4.776m into bay x 3.477m into alcove (15'8" into bay x 11'5" into alcove)

Upvc double glazed feature stained glass bay window to front, coving, picture rail, alcoves, radiator.

BEDROOM 2 4.813m x 3.238m into alcove (15'9" x 10'8" into alcove)

Upvc double glazed window to rear overlooking garden, coving, picture rail, alcoves, radiator.

BEDROOM 3 2.981m max x 2.831m min (9'9" max x 9'3" min)

Upvc double glazed window to rear overlooking garden, coving, picture rail, built in double wardrobes offering ample storage space, radiator.

BEDROOM 4 2.642m x 2.521m (8'8" x 8'3")

Upvc double glazed feature stained glass window to front, coving, picture rail, radiator.

BATHROOM 2.169m x 2.050m max (7'1" x 6'9" max)

Stylish three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, set in shower bath with central mixer taps, glass modesty screen and mixer shower over with hand held attachment, inset ceiling

spotlights, coving, ceramic wall tiles, Upvc double glazed obscured glass window to side, wall mounted vertical radiator, ornate ceramic floor tiles.

SECOND FLOOR

LANDING

Wooden double glazed velux window, doors off to:

BEDROOM 5 3.759m x 2.502m (12'4" x 8'2")

Upvc double glazed window to rear overlooking garden, radiator.

BEDROOM 6 3.812m x 2.956m (12'6" x 9'9")

Two wooden double glazed velux windows boasting beautiful far reaching sea views across Swansea Bay and Mumbles Head, two built in eaves storage cupboards, radiator.

BATHROOM 2.538m x 1.686m (8'4" x 5'7")

White three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, set in panelled bath with mixer tap, double glazed velux window, ceramic wall tiles, shaving point, vinyl floor covering.

EXTERNAL

FRONT

Open access with steps up to paved area, external porch and gated side access to rear garden.

REAR

An enclosed low maintained rear garden with paved seating area and steps leading up to a raised patio area.

DIRECTIONS:-

From our Sketty showroom proceed down Gower Road towards Uplands. Take the fifth turning left onto Llythrid Avenue and the next turning right into Long Oaks Avenue. 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.