



6 Coed Saeson Crescent, Sketty, Swansea, SA2 9DG

Offering a superb and beautifully modernised traditional semi detached property situated right at the heart of the sought after area of Sketty, boasting attractive features and stylish well appointed interiors throughout. This bright and welcoming home comprises to the g/f inner porch, welcoming hallway, cloakroom, lounge/study, dining room with French doors out onto patio seating area, kitchen/breakfast room and a handy utility/walk in pantry. The f/f floor enjoys three double bedrooms and a modern bath/shower room. Benefits include Upvc d/g, gas c/h and an attractive tiered rear garden offering laid to lawn and paved seating areas with mature shrubs and bushes and greenhouse. Within walking distance of local shops, amenities and a regular bus service at Sketty Cross. Offering easy access to Singleton hospital, Swansea University, Singleton park and the sea front. An ideal family home within good school catchment areas. EPC = C.

Asking Price £239,000

90 Gower Road, Sketty, Swansea, SA2 9BZ
T: 01792 299 655 | F: 01792 280 669
sk@dawsonsproperty.co.uk





ENTRANCE

Enter via Upvc double glazed obscured glass panel door into:-

INNER PORCH 1.044m x 0.870m (3'5" x 2'10")

Upvc double glazed obscured glass window to front, wood panelled walls, solid oak wood flooring, solid wooden glass panel into:

HALLWAY

Coving, staircase to first floor, radiator, solid oak wood flooring, doors off to:

CLOAKROOM 1.439m x 0.653m (4'9" x 2'2")

Modern low level WC with hand basin with stainless steel mixer tap, Travertine real stone wall and floor tiles.

LOUNGE/STUDY 7.693m into bay x 3.815m max (25'3" into bay x 12'6" max)

Bright and airy lounge/study enjoying a Upvc double glazed bay window to front and Upvc double glazed window to rear overlooking garden, coving, alcove with fixed storage unit, set in wood burning stove with brick back drop and slate hearth, two radiators, solid oak wood flooring.

Open plan kitchen/dining area

DINING ROOM 3.351m x 2.635m (11'0" x 8'8")

Upvc double glazed French doors to side opening out onto a pleasant patio seating area, contemporary wall mounted vertical radiator, solid oak wood flooring, arched opening into:

KITCHEN/BREAKFAST ROOM 3.744m x 2.604m (12'3" x 8'6")

Well equipped kitchen fitted with a range of soft close wall and base units incorporating wooden and granite effect work surfaces over, breakfast bar, set in sink with stainless steel mixer tap, built in electric oven and grill with a set in five ring hob with extractor hood over, plumbed for dishwasher, built in wine rack, stylish set in spotlights and contemporary drop lighting, neutral ceramic wall tiles, Upvc double glazed window and door to side leading out to garden, radiator, solid oak wood flooring, sliding wood panelled door into:

UTILITY ROOM/WALK IN PANTRY 2.736m x 0.760m (9'0" x 2'6")

Upvc double glazed window to rear enjoying a pleasant garden outlook, coving, work surface, plumbed for washing machine, wall mounted gas combination boiler, fixed shelving, radiator, solid oak wood flooring.

FIRST FLOOR

LANDING

Split level landing, coving, loft hatch, doors off to:

BEDROOM 1 4.914m into alcove x 3.306m (16'1" into alcove x 10'10")

Upvc double glazed window to front overlooking Sketty, alcoves, radiator.

BEDROOM 2 4.587m x 2.627m (15'1" x 8'8")

Upvc double glazed window to rear boasting an attractive leafy green outlook over garden, radiator.

BATH/SHOWER ROOM 3.446m x 1.799m (11'4" x 5'11")

Modern four piece suite comprising low level WC, his and hers vanity unit wash hand basin with mixer taps, set in bath with central mixer tap and hand held shower attachment, walk in double shower cubicle with mixer shower over and glass modesty screen, inset spotlights, Upvc double glazed obscured glass window to side, neutral ceramic wall tiles, vertical towel radiator, neutral ceramic floor tiles.

BEDROOM 3 3.545m x 2.998m (11'8" x 9'10")

Upvc double glazed window to rear offering a pleasant garden outlook, radiator.

EXTERNAL

FRONT

Open access with steps leading up to entrance. Gated side access to rear garden. Pleasant low maintenance decorative slate area with a variety of attractive shrubs.

REAR

A surprisingly sizeable and attractive tiered rear garden offering pleasant laid to lawn and patio seating areas, green house and an abundance of mature shrubs, trees and bushes.

DIRECTIONS

From our Sketty showroom turn right onto Eversley Road, continue around taking the first left onto Frogmore Avenue at junction of Coed Saeson the property can be found directly ion front of you.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: C

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morryston, 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.