



**52 Parklands View, Sketty, Swansea, SA2 8LT**

Modern detached bungalow situated on an excellent plot with fabulous enclosed private rear scenic garden. Paved patio area with lawn abundance of trees and shrubs. The property comprises of three bedrooms, downstairs shower room, f/f cloakroom, spacious lounge - dining room, modern fitted kitchen, gas central heating, uPVC double glazed, block paved driveway parking to front leading to single garage. Close to bus stop to Killay and Swansea town centre. Near Swansea University and Singleton hospital. The rear garden is truly amazing and delightful. Early viewing is recommended. EPC = D.

**Asking Price £299,950**

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## ENTRANCE

Via UPVC door with double glazed obscure glass panel into:

## HALLWAY

Welcoming hallways hosting traditional features, moulded coving, dado rail, built in under stairs storage, radiator, doors into

## DINING ROOM 3.477m x 3.417m (11'5" x 11'3")

A light and spacious dining area, with opening via sliding wooden doors with clear glass panels into lounge, when opened offering a large open plan living space between both rooms. Moulded coving, UPVC double glazed window to front, radiator.

## LOUNGE 5.093m x 3.625m max (16'8" x 11'11" max)

Moulded coving, UPVC double glazed sliding patio doors, offering an abundance of light and fantastic views over beautifully arranged garden. Gas fire set on marble inset, heart and surround, doorways leading to hallway and inner hallway.

## KITCHEN 3.487m x 3.146m (11'5" x 10'4")

Modern kitchen fitted with a range of wall and base units with inset work surface over, matching up stand and walls tiled splash back. One and a half bowl stainless steel sink and drainer with mixer tap, space for cooker, fridge freezer and various other appliances. UPVC double glazed window to rear sharing view of garden, UPVC door and window with obscure glass panels to side, tiled flooring.

## BEDROOM 1 3.408m x 3.135m (11'2" x 10'4")

Spacious double bedroom situated on the ground floor, UPVC double glazed window to front, radiator.

## SHOWER ROOM 1.984m x 1.935m (6'6" x 6'4")

Fitted with a three piece suite comprising double corner shower with overhead attachment within, WC and wash hand basin set into storage unit. UPVC double glazed obscured glass window to side, wall mounted heated towel rail, ceramic wall tiles and tiled flooring.

## INNER HALLWAY

Providing access to lounge and kitchen, with stairs to first floor, tiled flooring.

## FIRST FLOOR

## LANDING

Access to two further bedrooms and W/C, loft access hatch, radiator, fantastic built in storage space with integrated shelving.

## BEDROOM 2 3.986m x 3.122m (13'1" x 10'3")

Spacious room capturing lots of light via UPVC double glazed window to front complimenting neutral decoration, radiator.

## BEDROOM 3 4.008m x 2.722m (13'2" x 8'11")

UPVC double glazed window to rear allowing charming view overlooking garden with green woodland backdrop. Radiator, 2 x built in storage cupboards.

## W.C. 1.554m x 1.034m (5'1" x 3'5")

Fitted with a WC and wash hand basin. Ceramic wall tiles, radiator and extractor fan.

## EXTERNAL

## FRONT

Gated access to driveway with space for multiple cars and leading to single garage. Enclosed area laid to lawn boarded with a range of shrubs, trees and flowers, gated side access to front.

## REAR

Exceptionally maintained and delightfully arranged ornate garden with steps down to area laid to lawn, outstanding arrangement of mature shrubs, trees and flowers with scenic woodland backdrop complementing raised paved seating area and walkway. External tap, door into garage.

## DIRECTIONS:-

From our sketty showroom proceed along Gower Road towards Killay, at traffic lights, turn left into Dillwyn Road, proceed to the next set of traffic lights, go straight ahead onto Sketty Park Drive, take the third turning left into Parklands View, the property is situated 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.