DAWSONS
ALL THINGS PROPERTY

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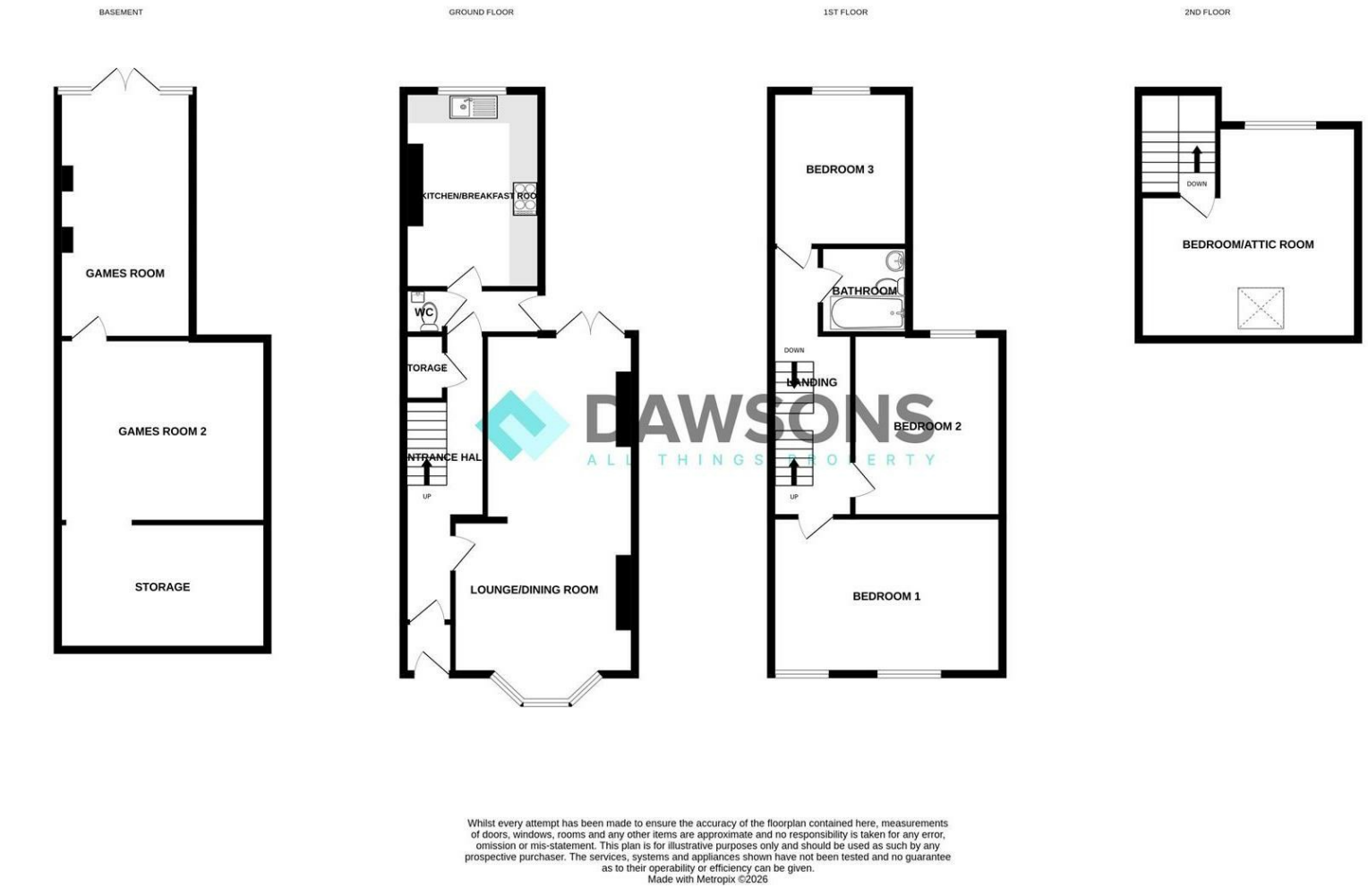
22 Parc Wern Road

Sketty, Swansea, SA2 0SE

Asking Price £325,000

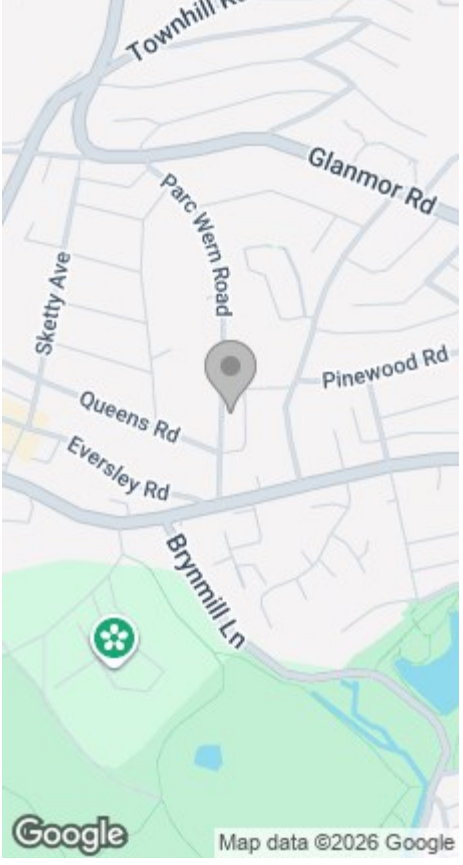


FLOOR PLAN

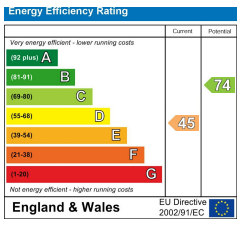


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

A fantastic opportunity to acquire this beautifully presented three-bedroom mid-terrace home, ideally situated on the highly sought-after Parc Wern Road in Sketty.

Occupying a prime location within easy reach of Singleton Park, Swansea University and Singleton Hospital, the property is also conveniently positioned close to the vibrant cafés, bars and restaurants of Uplands, making it an excellent choice for families and professionals alike.

Set across three floors, the accommodation briefly comprises an entrance hallway, a spacious open-plan lounge/diner, a modern fitted kitchen, a contemporary downstairs W/C, three generously sized bedrooms, a stylish family bathroom and a loft-converted attic space, offering versatile additional accommodation. Further enhancing the property's appeal is an outdoor basement area, providing excellent storage solutions.

The home has been tastefully modernised throughout whilst retaining an abundance of character. Many of the rooms feature beautifully restored original polished floorboards, creating a warm and timeless feel. The quality of finish continues into the bathroom, which benefits from stunning honed copper slate tiles, while the kitchen and downstairs W/C are finished with elegant silver honed slate polished tiles, adding a touch of luxury and individuality to the home.

Presented in excellent condition throughout, the property allows any prospective purchaser to move straight in with minimal fuss. Further benefiting from no onward chain, this property offers a smooth and straightforward purchase process.

Whether you are searching for a long-term family home or a property in one of Swansea's most desirable residential locations, this superb home is sure to attract significant interest. Early viewing is highly recommended.



FULL DESCRIPTION

ENTRANCE HALL

LOUNGE/DINING ROOM
26'7" x 13'1" (8.12m x 4.00m)

STORAGE

CLOAKROOM
3'3" x 2'11" (1.00m x 0.90m)

KITCHEN/BREAKFAST ROOM
14'3" x 9'11" (4.36m x 3.03m)

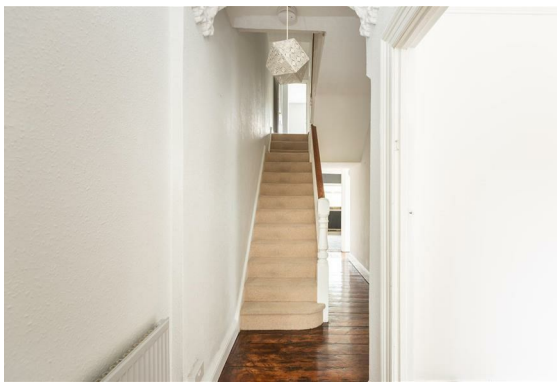
BASEMENT

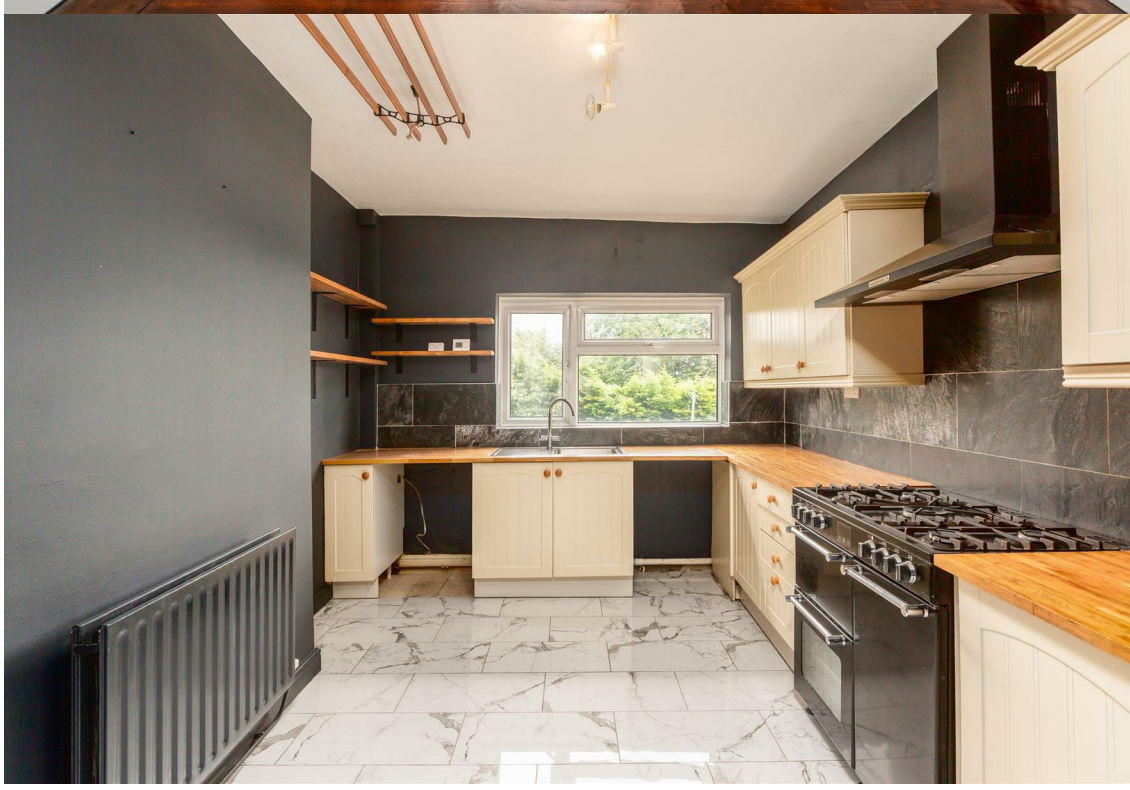
GAMES ROOM
17'10" x 9'8" (5.46m x 2.97m)

STORAGE

GAMES ROOM 2

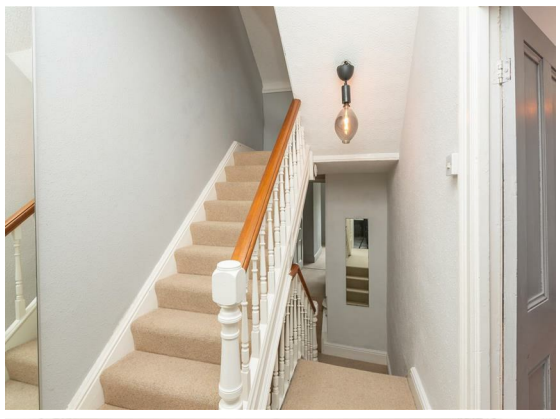












FIRST FLOOR

LANDING

BEDROOM 1
16'8" x 11'4" (5.09m x 3.46m)

BEDROOM 2
13'2" x 10'9" (4.03m x 3.29m)

BATHROOM

BEDROOM 3
11'3" x 9'11" (3.43m x 3.03m)







SECOND FOOR
BEDROOM / ATTIC ROOM

EXTERNAL

TENURE
FREEHOLD

COUNCIL TAX BANDING
E

EPC RATING
E

SERVICES
MAINS gas, electric, water (billed)

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.





