6 Lon Cynlais

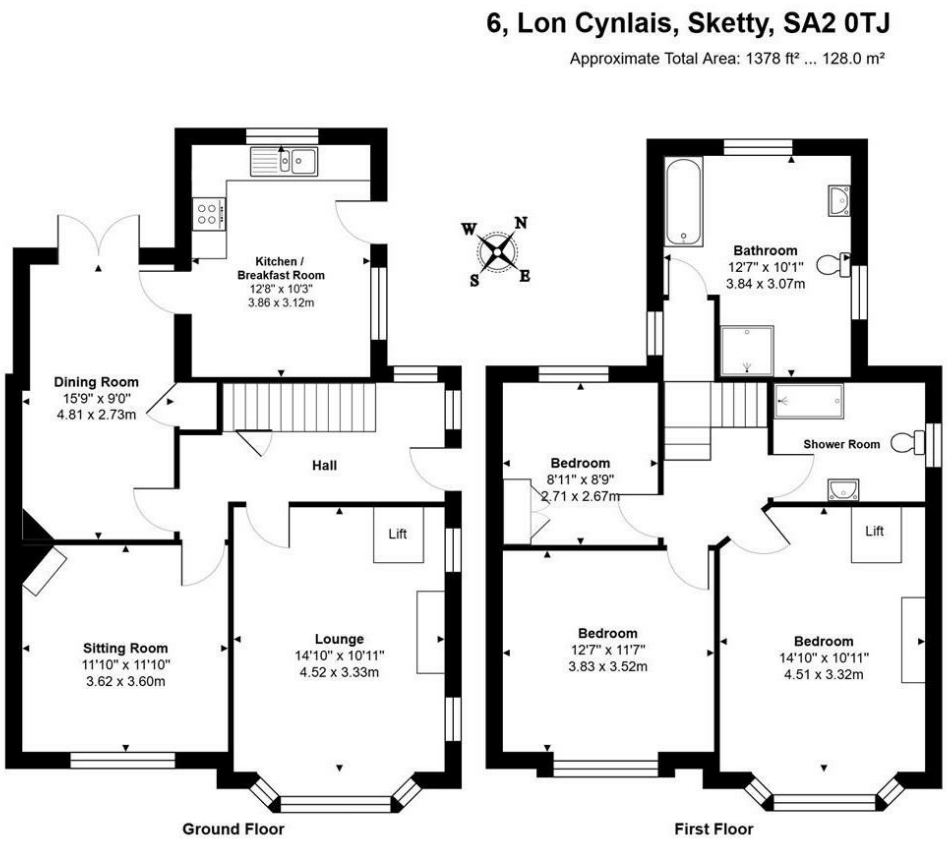
Sketty, Swansea, SA2 0TJ

Asking Price £280,000

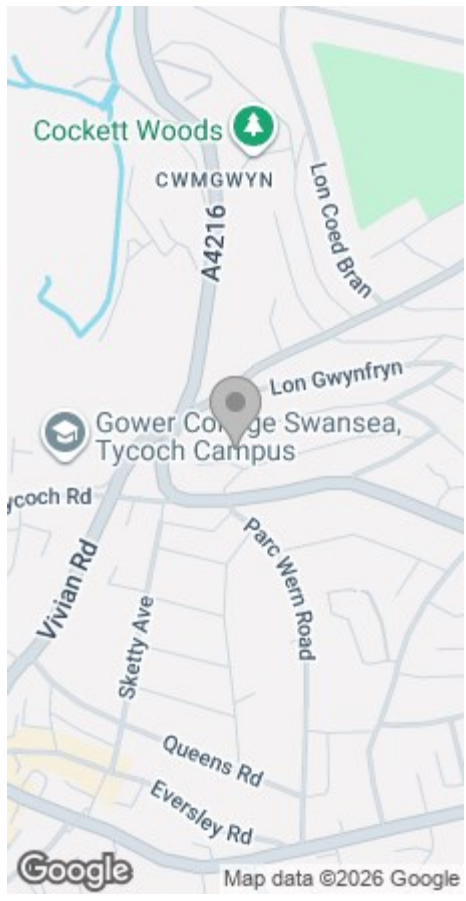
3 | 2 | 3 | E



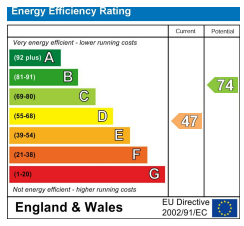
FLOOR PLAN



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.

90 Gower Road, Sketty, Swansea, SA2 9BZ
T **01792 299655** E **sk@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**

GENERAL INFORMATION

A spacious three-bedroom semi-detached family home, ideally located in the ever-popular area of Sketty, offering excellent potential and the opportunity to create a wonderful long-term family home.

Brimming with character, the property features a welcoming entrance hallway leading to a bright lounge, a separate sitting room, a formal dining room, and a fitted kitchen. The layout provides flexible living space, perfect for family life or entertaining.

Upstairs, there are three well-proportioned bedrooms, a family bathroom, and an additional shower room, offering convenience and practicality for a growing household.

Additionally, the property benefits from a purpose-built lift providing direct access from the lounge to bedroom one — an ideal feature for enhanced accessibility.

Externally, there is a front lawn and a large driveway providing ample parking. The rear garden features mature shrubs and a garage, offering excellent outdoor space and storage. The property also benefits from a two-storey extension to the rear.

This spacious property presents an exciting opportunity for buyers to add their own style and create a truly special home in a desirable location.

Situated close to local amenities, reputable schools, and excellent transport links, this property is perfectly suited to families looking to settle in the area.

Early viewing is highly recommended to appreciate the space, potential, and charm this home has to offer.

FULL DESCRIPTION

GROUND FLOOR

ENTANCE HALL

LOUNGE
14'10 x 10'11 (4.52m x 3.33m)

SITTING ROOM
11'10 x 11'10 (3.61m x 3.61m)

DINING ROOM
15'9 x 9'0 (4.80m x 2.74m)

KITCHEN / BREAKFAST ROOM
12'8 x 10'3 (3.86m x 3.12m)

FIRST FLOOR

LANDING

BEDROOM 1
14'10 x 10'11 (4.52m x 3.33m)















BEDROOM 2
12'7 x 11'7 (3.84m x 3.53m)

BEDROOM 3
8'11 x 8'9 (2.72m x 2.67m)

SHOWER ROOM

BATHROOM

EXTERNAL
FRONT - Garden laid to lawn with large driveway
REAR - Garden with mature shrubs and a garage

PARKING
parking for multiple cars

TENURE
FREEHOLD

EPC
EPC - E

COUNCIL TAX
D

SERVICES
Mains gas, electric, water (metered) & drainage.

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





