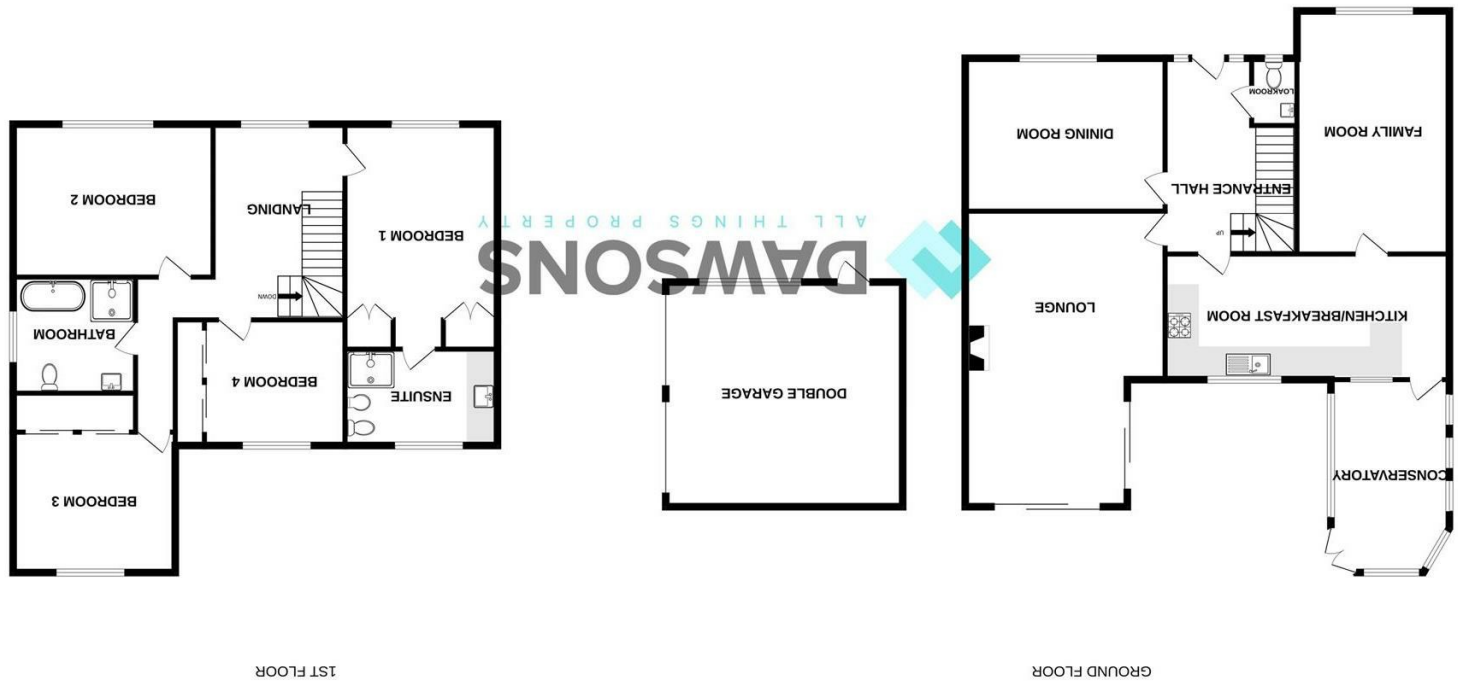
90 Gower Road, Sketty, Swansea, SA2 9BZ
T 01792 299655 E sk@dawsonsproperty.co.uk
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The Property Ombudsman
Relocation agent network
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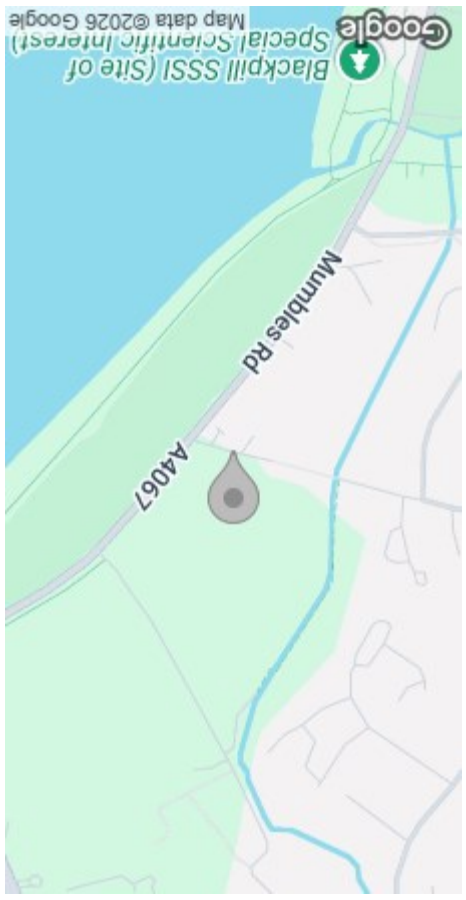
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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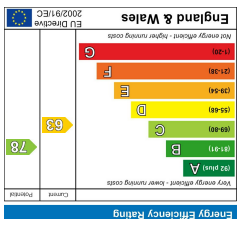
FLOOR PLAN



AREA MAP



EPC





17 Ashleigh Road
Blackpill, Swansea, SA2 8EE
Asking Price £650,000

4 | 2 | 3 | D

DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Dawsons are delighted to present this substantial four-bedroom detached family home, ideally positioned on Ashleigh Road, just a short distance from the Swansea seafront and promenade. Offering generous living space throughout, ample parking and a detached double garage, this impressive home is perfectly suited to family living in a highly convenient coastal location.

The ground floor accommodation comprises a welcoming entrance hallway, cloakroom, a front-facing family room and separate dining room, rear facing sunny Lounge providing flexible reception space for modern lifestyles. The fitted kitchen/breakfast room offers a practical and sociable layout and leads through to a bright, rear-facing conservatory, enjoying a sunny aspect, direct access to the garden, which is level and south-facing."

To the first floor, a gallery landing leads to four well-proportioned bedrooms, with the principal bedroom benefitting from fitted wardrobes and its own en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms and features both a bath and separate shower cubicle.

Further benefits include gas central heating and uPVC double glazing.

Externally, the property offers off-road parking to the front, while to the rear there is a detached double garage, providing excellent storage or additional parking options.

The location is a key feature, being within easy reach of the Swansea seafront and promenade, perfect for coastal walks and outdoor living. There is also convenient access to Mumbles, Swansea City Centre, Swansea University, local playing fields and Singleton Hospital, with good transport links available by both car and bus.

Viewing is essential to fully appreciate the space, versatility and superb location this fantastic family home has to offer.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM

FAMILY ROOM
18'11" x 11'10" (5.78m x 3.62m)

DINING ROOM
15'7" x 11'11" (4.75m x 3.64m)

LOUNGE
23'0" x 15'7" (7.03m x 4.75m)

KITCHEN/BREAKFAST ROOM
22'1" x 9'9" (6.75m x 2.99m)

CONSERVATORY
15'0" x 9'2" (4.59m x 2.81m)

FIRST FLOOR

























LANDING

BEDROOM 1
17'6" x 11'10" (5.35m x 3.62m)

EN SUITE SHOWER ROOM
11'10" x 7'6" (3.62m x 2.29m)

BEDROOM 2
15'7" x 11'11" (4.75m x 3.64m)

BEDROOM 3
12'7" x 10'11" (3.85m x 3.34m)

BEDROOM 4
10'11" x 9'9" (3.34m x 2.99m)

FAMILY BATHROOM
9'6" x 9'0" (2.91m x 2.76m)

EXTERNAL

DOUBLE GARAGE
18'5" x 17'6" (5.62m x 5.34m)
Accessed via a shared driveway. The vendor has advised that is shared between 5 properties who are responsible for the up-keep.

EPC RATING
D

TENURE
FREEHOLD

COUNCIL TAX BANDING
H

SERVICES
Mains gas, electric, water (metered) & drainage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage