Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Lon Draenen
Sketty
Swansea
SA2 9EW

Offers In Region Of £475,000











- Well Presented Detached dormer style family home
- Three bedrooms
- Excellent far reaching Sea Views
- Superb open plan kitchen, dining living space
- Ground floor and first floor bathrooms
- Driveway * Spacious enclosed rear garden
- Desirable location close to schools

**Ref: PRM12517**

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Viewing Instructions: Strictly By Appointment Only

## General Description

Beautifully extended detached home in a desirable cul-de-sac with elevated sea views. Features an entrance hall, stylish bathroom, bedroom 3, and a high-spec open-plan kitchen/living room with NEFF appliances. Upstairs offers 2 bedrooms and a shower room. Externally includes a resin drive, enclosed garden, and outbuilding with far-reaching views. Near Sketty Primary & Gower College.

## Accommodation

## Ground Floor

### Entrance Hall (15' 3" x 6' 7" ) or (4.64m x 2.00m)

Large double glazed Composite door to front, Oak stair case with glass balustrade, high quality laminate flooring, radiator.

### Bathroom (12' 4" x 5' 9" ) or (3.76m x 1.76m)

uPVC fosted double glazed window to side, Roll top bath, double walk in shower, floating vanity style wash hand basin, Porcelain tiled walls and flooring, heated towel rail, spot lighting, Oak door.

### Bedroom 3 (12' 4" x 11' 4" ) or (3.75m x 3.46m)

Versatile living space which could be utilized as a further reception room or bedroom and includes: uPVC double glazed Bay window to front with far reaching Sea Views, high quality laminate flooring and radiator.

### Kitchen/Dining Room (11' 3" x 24' 11" ) or (3.43m x 7.60m)

Kitchen Area: Range of high specification high gloss base and wall units with Quartz work tops with glass splash backs and kitchen Island, stainless steel Belfast style sink unit, integrated NEFF appliances including; dish washer, washing machine, double electric oven, 5-ring gas hob, extractor fan, uPVC double glazed window to side, high quality laminate flooring and LED spotlighting.

Dining area: spacious area for dining, good quality laminate flooring and radiator, LED spotlighting. Opens to;

### Living Area (13' 0" x 21' 10" ) or (3.96m x 6.66m)

Living area: spacious living area with two large uPVC double sliding patio doors opening out onto the rear garden, high quality laminate flooring, four double glazed Velux windows, two radiators.

## First Floor

Landing: loft access.

### Bedroom 1 (14' 10" x 10' 11" ) or (4.52m x 3.32m)

Two uPVC double glazed windows one with far reaching Sea Views, large walk in under eaves storage cupboard housing wall mounted gas combi central heating boiler, full length fitted wardrobes, Oak internal door, laminate flooring and radiator.

### Shower Room

uPVC frosted double glazed window to side, double walk in shower, floating vanity style wash hand basin, low level WC, heated towel rail, Porcelain tiled walls and flooring, Oak internal door and spotlighting

### Bedroom 2 (18' 6" x 10' 0" ) or (5.65m x 3.05m)

Two uPVC double glazed windows, full length fitted wardrobes, laminate flooring, built in storage cupboard and radiator.

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## EXTERNALLY

To front: spacious Resin finished driveway, gated access to side and rear garden.

To side; further driveway and yard area finished in Resin.

To rear: spacious garden with spacious paved patio and seating areas with far reaching Sea Views, garden area laid to lawn, paved steps up to detached outbuilding.

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## Services

Mains Electric, Mains Gas, Mains Drainage, Mains Water

## Tenure

We are informed that the tenure is Freehold

## Council Tax

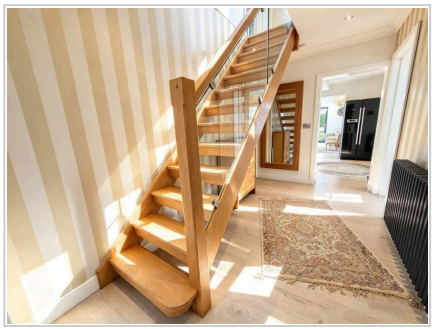
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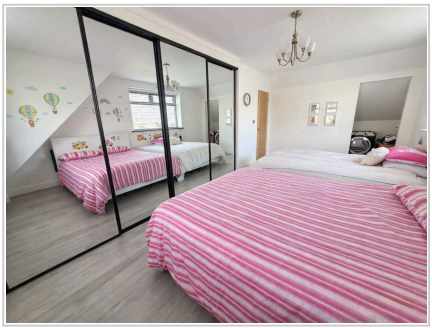


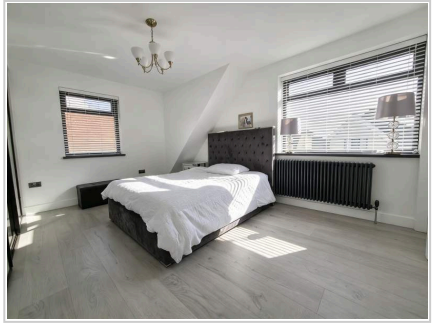
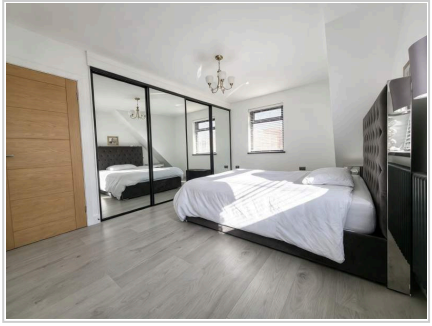


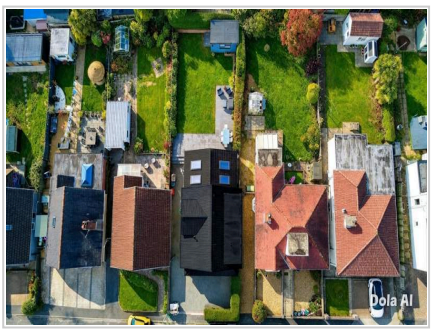








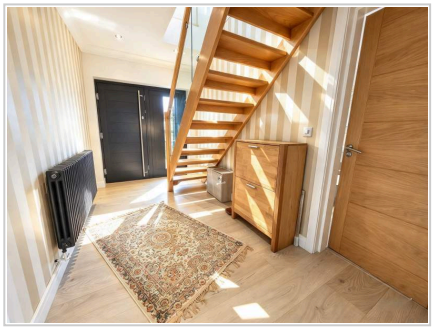






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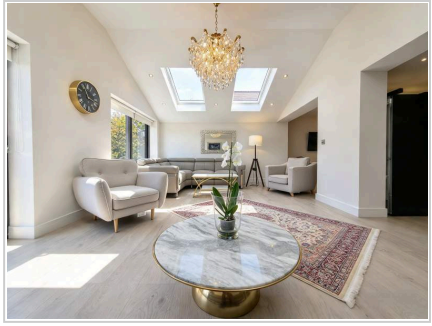
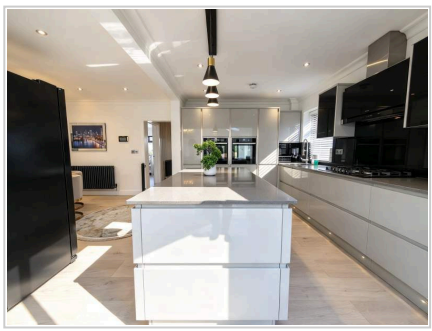


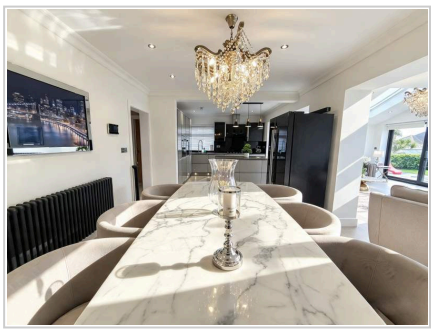


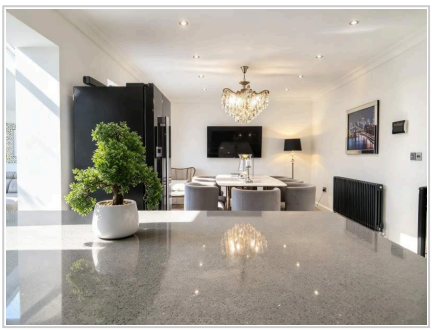


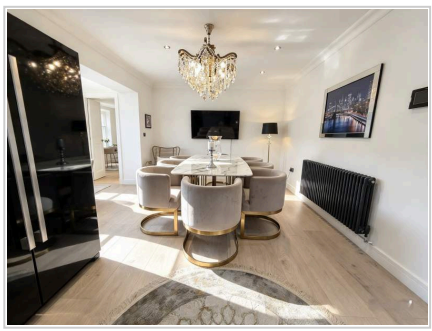


















## Ground Floor




## First Floor




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