Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Lon Masarn
Sketty
Swansea
SA2 9EQ

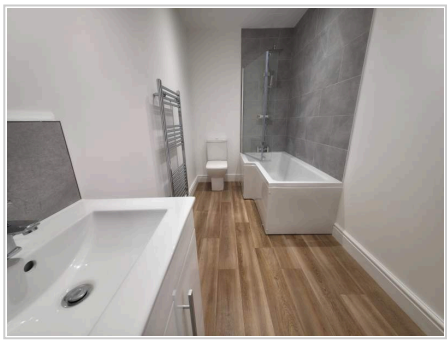
£259,995











- Location: Desirable Sketty position
- Condition: Newly refurbished throughout
- Living Space: Open-plan kitchen/lounge/diner
- Bedrooms: 3 well-proportioned rooms
- Outside: Front & enclosed side gardens
- Parking: Private off-road driveway
- Chain Status: No onward chain

Ref: PRM12513

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Viewing Instructions: Strictly By Appointment Only

General Description

A newly refurbished 3-bedroom semi-detached bungalow in desirable Sketty. Features a modern open-plan kitchen/lounge/diner, stylish bathroom, wrap around front and side garden, plus driveway parking. Enjoy Luxury and comfort in a location close to local schools, Singleton Hospital, University, and coastal beaches. Offered with no onward chain ideal for downsizing or first-time buyers.

Accommodation

Entrance Hall

Composite door to side, newly carpeted, Oak door to;

Open Plan Kitchen / Dining / Sitting Room (16' 8" x 18' 1") or (5.09m x 5.50m)

Bright and airy living space which includes:
Kitchen Area; Newly installed kitchen with base and wall units, worktops, splash backs, integrated 4-ring electric hob with oven and stainless steel extractor fan over, plumbing for washing machine and dish washer, space for fridge freezer, wood effect vinyl flooring, spotlighting, two uPVC double glazed window.

Lounge dining area: newly carpeted with LED spotlighting, uPVC double glazed window to side and radiator.

Bedroom 1 (13' 0" x 9' 9") or (3.95m x 2.98m)

uPVC double glazed Bay window to front, newly carpeted, Oak internal door, radiator.

Bedroom 2 (11' 4" x 11' 7") or (3.46m x 3.52m)

uPVC double glazed window to front, newly carpeted, Oak internal door radiator.

Bedroom 3 (11' 8" x 11' 6") or (3.55m x 3.50m)

uPVC double glazed window to rear, newly carpeted, Oak internal door radiator.

Bathroom (11' 6" x 5' 6") or (3.50m x 1.68m)

Newly installed modern bathroom suite which includes: paneled bath with shower mixer tap over and screen, vanity style wash hand basin, low level WC, Herringbone style vinyl flooring, tiled splash backs and heated towel rail, LED spotlighting, Oak internal door.

EXTERNALLY

To front: Enclosed wrap around garden area laid mainly to lawn, side garden area
with raised timber decked seating terrace.

To rear: driveway providing off road parking, gated access to side.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:77

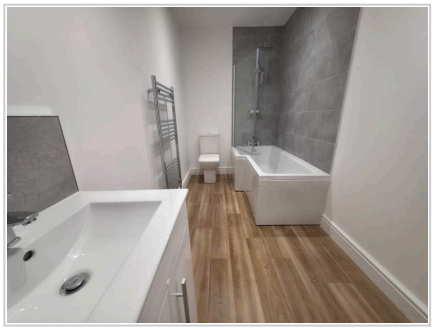
Tenure

We are informed that the tenure is Freehold

Council Tax

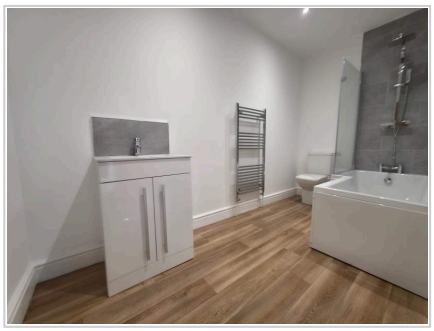
Band Not Specified










Ground Floor



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