Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Beaconsfield Way
Sketty
Swansea
City And County of Swansea

£210,000











- Three Bedroom semi-detached home
- Desirable location of Sketty
- Open plan living/dining area
- Two double bedrooms and one single bedroom
- Downstairs w/c
- Private front garden
- Enclosed rear garden with side access
- Convenient location
- Sold with no chain
- Ideal family home

Ref: PRM12506

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Viewing Instructions: Strictly By Appointment Only

General Description

Situated in the highly desirable area of Sketty, this three-bedroom semi-detached property offers an excellent opportunity to create a superb family home. The accommodation comprises two spacious double bedrooms, a single bedroom, and a generous open-plan living and dining area, downstairs w/c and first floor wet room providing versatile living space for modern family life. Sold with no chain.

Accommodation

Ground Floor

Entrance Hall (8' 11" Max x 5' 11" Max) or (2.71m Max x 1.81m Max)

uPVC double glazed frosted glass front door, carpeted flooring, stair lift, storage cupboard, radiator.

W.C. (4' 5" Max x 5' 10" Max) or (1.35m Max x 1.77m Max)

uPVC double glazed frosted glass window, tiled splashback, vinyl flooring, corner wash hand basin, low level w/c.

Living/Dining Room (23' 11" Max x 11' 11" Max) or (7.29m Max x 3.64m Max)

uPVC double glazed window to front, uPVC double glazed french doors to rear, gas fireplace, carpet flooring, single and double radiator.

Kitchen (9' 11" Max x 8' 9" Max) or (3.02m Max x 2.66m Max)

uPVC double glazed door to rear, uPVC double glazed window, range of base and wall units, gas hob, electric oven, extractor fan, double stainless steel sink, tiled splash back, storage cupboard, plumbing for washing machine, dishwasher, vinyl flooring.

First Floor

Landing (9' 10" Max x 6' 6" Max) or (2.99m Max x 1.98m Max)

uPVC double glazed frosted glass window, stair lift, carpeted flooring, access to loft.

Bedroom 3 (8' 0" Max x 8' 0" Max) or (2.43m Max x 2.43m Max)

uPVC double glazed window, boiler cupboard, carpeted flooring, radiator.

Bedroom 2 (11' 10" Max x 9' 10" Max) or (3.61m Max x 2.99m Max)

uPVC double glazed window, fitted wardrobe, carpeted flooring, radiator.

Bedroom 1 (12' 0" Max x 11' 5" Max) or (3.66m Max x 3.47m Max)

uPVC double glazed window, carpeted flooring, radiator.

Shower Room (6' 5" Max x 5' 11" Max) or (1.96m Max x 1.81m Max)

uPVC double glazed frosted window, wet room with electric shower, low level w/c, wash hand basin, tiled splash back, vinyl flooring, extractor fan, radiator.

EXTERNALLY

To front: private front garden with lawn with side access to rear.

To rear: enclosed lawn, patio area, paved pathways.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D














Ground Floor



First Floor



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