



55 Dunraven Road, Sketty SA2 9LQ

Offers in the region of £259,950

Traditional Four Bedroom Semi-Detached
Family Home
Fourth Bedroom with En-Suite Shower
Room
Garage & Driveway Parking
No Onward Chain
EPC rating D64

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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DESCRIPTION

A traditional four bedroom semi-detached property conveniently situated in this ever popular and sought after location, close to all the local amenities of both Sketty and Tycoch. The property is in a good catchment area for both primary and secondary schools, and is within walking distance of the local college and Singleton Hospital. Swansea University with it's new bay campus is also easily accessible.

The property offers two spacious reception rooms, a fourth bedroom attic conversion with en-suite shower room and a level rear garden. It would benefit from a new fitted kitchen and there is scope to extend (STP) and the bathroom requires completion.

In our opinion this property would make a lovely family home. There is no onward chain. EPC rating D64.

HALLWAY

Entered via double glazed front door, leaded glass window to side, picture rail and stripped wooden floorboards. Understairs storage cupboard and stairs leading to first floor.

LOUNGE

15'7 x 11'4 (into recess) (4.75m x 3.45m (into))
A lovely bright room with feature cast iron fireplace and hearth. Picture rail, stripped wooden floorboards and large double glazed bay window to the front.

DINING ROOM

16'2 (into bay) x 10'2 (4.93m (into bay) x 3.10m)
A spacious room with large double glazed bay window

overlooking the rear garden. Wooden fireplace with marble effect back and hearth, picture rail and stripped wooden floorboards.

KITCHEN

8'8 x 6'8 (2.64m x 2.03m)
Fitted with wall and base units with co-ordinating worksurfaces. Four ring gas hob and electric oven and plumbing for automatic washing machine. Tiled floor, part tiled walls, double glazed window to rear and double glazed external back door.

FIRST FLOOR LANDING

Leaded glass window to side. Stairs leading to second floor.

BEDROOM 1

15'8 x 10'3 (4.78m x 3.12m)
Large double glazed bay window to front, picture rail and stripped wooden floorboards.

BEDROOM 2

16'3 (into bay) x 10'2 (4.95m (into bay) x 3.10m)
Large double glazed bay window to rear, picture rail and stripped wooden floorboards.

BEDROOM 3

Double glazed window to front.

BATHROOM

Fitted with a working toilet and bath, this room requires renovation and completion. Double glazed window to rear.

SECOND FLOOR LANDING

Large built in storage cupboard, leaded glass window to side and double glazed window to side.

BEDROOM 4

16'5 x 9' narrowing to 7'4 (5.00m x 2.74m narrowing to)
A well converted attic room with double glazed window

to rear and skylight window to front with partial sea views. Stripped wooden floorboards, spotlights and eaves storage. Please note there is some limited head height.

EN-SUITE SHOWER ROOM

5'7 x 4'6 (1.70m x 1.37m)
Three piece suite with corner shower cubicle, wash hand basin and contemporary wash hand basin set in vanity storage unit. Tiled floor, part tiled walls and skylight window.

EXTERNALLY

VIEWING

By appointment with the selling Agents on 01792 281122 or e-mail sketty@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office in Sketty proceed to the traffic lights and continue straight ahead on the main Gower Road in the direction of Killay. Take the third left hand turning onto Glan Yr Afon Road and second left onto Dunraven Road. Proceed along where the property is located on the right hand side identified by our for sale board.