



Parc Wern Road, Sketty Swansea

**£675,000** Freehold

**pa** black







# Parc Wern Road, Sketty Swansea

PA Black are pleased to offer this unique 5 bedroom detached family home within a secluded location within the desirable area of Sketty. Its location provides excellent access to Swansea City Centre, The Mumbles and The Gower with a range of local amenities and schools close by.

The property aging from 1920's is positioned on spacious grounds with a range of mature shrubs and trees with a spring and natural stream. The accommodation briefly comprises of entrance hallway, cloakroom, sitting room, study, dining room, kitchen/breakfast room and utility room to the ground floor. To the first floor are five bedrooms, en-suite and a family bathroom. Externally to the rear garden the property has a functioning garden office and a studio with potential to create an annexe/games room. There is ample parking with a driveway for several cars leading to a detached double garage.

The property further benefits from original features, gas central heating, feature fireplaces and seaviews from the upper floor. The property in our opinion would make a lovely family home and viewing is highly recommended to appreciate the size and location this property offers.

## Entrance Hallway

Two wooden glazed windows to side, staircase to lounge and first floor, two built in storage cupboards, door into study, radiator, wooden floor boards.

## Cloakroom

Two piece suite comprising low level WC, wall mounted wash hand basin, wooden obscured glass window to side, ceramic wall and floor tiles.

## Dining Room

12' 11" x 10' 5" ( 3.94m x 3.17m )

Wooden glazed window to side, opening into kitchen/breakfast room, radiator and wooden flooring.

## Kitchen/breakfast Room

12' 4" x 18' 2" ( 3.76m x 5.54m )

Fitted with a range of wooden wall and base units incorporating granite work surface over, sink, range cooker, plumbed for dishwasher, wooden glazed window to side, wooden French doors to side leading out to patio area offering a south facing garden, radiator and tiled floor.

## Utility Room

9' 6" x 7' 2" ( 2.90m x 2.18m )

Fitted with a range of wall and base units with work surfaces over, stainless steel sink, space for washing machine and tumble dryer, extractor fan, wooden glazed window and door to side leading out to garden, wall mounted gas boiler, ceramic wall tiles, radiator and tiled floor.

## Study / Family Room

15' 8" x 12' 11" ( 4.78m x 3.94m )

Wooden glazed bay window with window seat to rear,







feature fireplace with gas fire, radiator, wooden flooring and wooden built in bookcases.

### Lounge

15' 4" Into Bay x 17' 11" ( 4.67m Into Bay x 5.46m )

Wooden glazed window to side and wooden glazed bay window to front, feature fireplace with open fireplace, two radiators and wooden flooring.

### Landing

Velux window and two radiators.

### Bedroom One

12' 3" x 18' 2" Into Bay ( 3.73m x 5.54m Into Bay )

Wooden glazed window to rear and wooden glazed window to side with window seat boasting attractive sea views, fitted wardrobes and two radiators.

### En-Suite

Three piece suite comprising low level WC, wash hand basin, shower enclosure, tiled walls and floor and radiator.

### Bedroom Two











16' 3" x 15' 3" ( 4.95m x 4.65m )

Wooden glazed bay window to front, fitted wardrobes and two radiators.

### Bedroom Three

13' 11" x 13' ( 4.24m x 3.96m )

Two wooden glazed windows to side, feature fireplace and radiator.

### Bedroom Four

9' 4" x 13' Into Recess ( 2.84m x 3.96m Into Recess )

Two wooden glazed windows to side, access to loft and radiator.



### Bedroom Five

12' 11" x 6' 11" ( 3.94m x 2.11m )

Wooden glazed window to rear and radiator.

### Bathroom

Three piece suite comprising low level WC, wash hand basin, roll top bath with mixer shower over, tiled walls, wooden obscured glass window to side and towel radiator.

### External

Generous sized plot offering mature garden surrounding the property with an array of trees, shrubs and plants, quaint patio seating areas, level lawn area with steps leading down to a unique wooded area offering stream with wooden bridge leading to a fire circle. Benefits from wooden sheds offering ample storage space and access into the studio and office. Offering driveway parking to front with access into the garage/workshop.

Office/Summer House 9

'8" x 9'8" (3m x 3m)

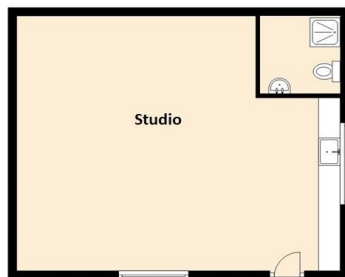
Office with lighting, electrics, double glazing, insulated with Internet connection benefiting from views over the garden.







Ground Floor  
Approx. 1588.7 sq. feet



First Floor  
Approx. 1618.1 sq. feet



Total area: approx. 3206.8 sq. feet

# 49 Mansel Street, SWANSEA, SA1 5SW

EPC Rating: E

Property Ref: SWN304374 - 0013



**Note:** While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

