



## Eversley Road, Sketty SWANSEA

offers over **£625,000**

- Grand detached 1910 five-bedroom family residence
- No Onward Chain
- Two large lounge rooms plus additional reception room
- Integrated garage with power and light



 5  1  2



## About the property

Approached via steps rising from street level, this impressive period home immediately sets a tone of refined quality, welcomed by a striking European oak front door and original architectural details throughout. A large entrance hall with original parquet flooring and stained glass windows. The ground floor offers two lounge rooms & a separate reception room, each beautifully proportioned and ideal for both family living and entertaining. The dining room & smaller sitting room are enhanced by original Edwardian fireplaces while the larger sitting room showcases a charming original 1930s fireplace. Sea views are enjoyed from select rooms, further elevating the sense of place. The kitchen is finished in a timeless shaker style, complemented by granite worktops and two under-mounted sinks. A separate utility room and ground floor WC provide additional convenience. Upstairs, the home continues to impress with five well-proportioned bedrooms and a family bathroom. Bedroom 2 benefits from fitted wardrobes and sea views. Bedroom 1 has access to a private balcony and along with bedrooms three and four feature original cast iron Edwardian fireplaces, reinforcing the home's rich heritage. Externally, the property enjoys a front garden with established shrubs and a decked seating area, while to the rear is a large, private garden with a shed/summerhouse. The integrated garage, positioned at street level, is equipped with power offering secure parking or additional storage.

## Important Information

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.

## Accommodation

### Entrance Porch

### Entrance Hall

18' 7" x 18' 2" ( 5.66m x 5.54m )

### Wc

### Lounge

12' 8" x 13' 10" ( 3.86m x 4.22m )

### Dining Room

13' 8" x 13' 10" ( 4.17m x 4.22m )

### Reception Room 1

16' 1" x 13' 10" ( 4.90m x 4.22m )

### Kitchen

13' 9" x 8' 3" ( 4.19m x 2.51m )

### Utility Room

9' 8" x 5' 7" ( 2.95m x 1.70m )

### Bedroom 1

14' x 11' 11" ( 4.27m x 3.63m )

### Bedroom 2

16' 2" x 14' ( 4.93m x 4.27m )