



## 51 Dunraven Road, Sketty, Swansea, SA2 9LQ

**£350,000**

A superb opportunity to acquire a spacious family home with no onward chain, set over three floors and offering a wonderful blend of traditional character and generous living space. Instantly appealing with its attractive bay windows, this well-proportioned property combines traditional charm with generous living space, making it ideal for modern family life. The welcoming entrance hall leads to two inviting reception rooms: a bright and airy lounge with a classic bay window, and a dining room, also featuring a bay window, enjoying pleasant views over the rear garden, perfect for both everyday living and entertaining. An extended kitchen completes the ground floor, providing excellent practicality and potential. The first floor offers three well-sized bedrooms, alongside a family bathroom and separate WC, while the second floor hosts a fourth bedroom with its own shower room, ideal for guests, older children, or a private home office space. Ideally located close to highly regarded schools, a wide range of local amenities, parks, and excellent transport links, this attractive home represents an outstanding opportunity for families seeking space, comfort, and a prime Sketty setting.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



Entered via double glazed door to front, stained glass window to side, radiator, staircase to first floor with understairs storage cupboard, dado rail, picture rail.

#### Living Room 11'10" x 12'4" (3.60m x 3.77m)



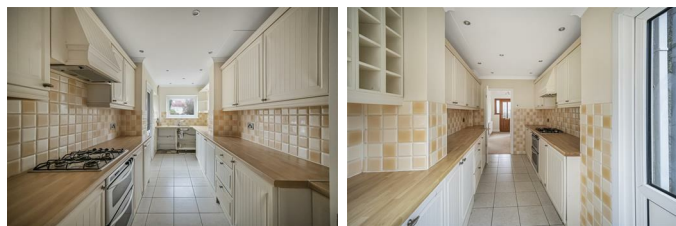
Double glazed bay window to front, fire surround, picture rail, radiator.

#### Dining Room 15'8" x 11'3" (4.77m x 3.43m)



Double glazed bay window to rear, fire surround, dado rail, picture rail, radiator.

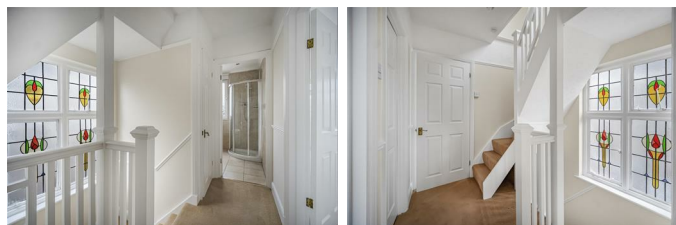
#### Kitchen 17'3" x 7'4" (5.27m x 2.23m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, built-in integrated fridge and freezer, plumbing for washing machine, built-in electric over and gas hob with extractor hood over, tiled flooring, double glazed windows to side and rear, double glazed door to side leading to the garden.

### First Floor

#### Landing



Stained glass window to side, staircase to second floor.

**Bedroom 1 12'2" x 11'10" (3.71m x 3.60m)**



Double glazed bay window to front, built-in mirror fronted wardrobes, radiator.

**Bedroom 2 15'3" x 11'3" (4.65m x 3.43m)**



Double glazed bay window to rear, radiator.

**Bedroom 3 7'0" x 7'10" (2.14m x 2.38m)**



Double glazed window to front, built-in wardrobe, radiator.

**Bathroom**



Three piece suite comprising bath, shower cubicle and wash hand basin, heated towel rail, tiled flooring, frosted double glazed window to rear.

**WC**



WC. Radiator, frosted double glazed window to side.

## Second Floor

### Landing

Frosted double glazed window to side.

### Bedroom 4 14'3" x 21'8" (4.34m x 6.61m)



Skylight window to rear, storage cupboards, radiator.

### Shower Room



Fitted three piece suite comprising shower cubicle wash hand basin and WC. Window to side, radiator.

### Agents Note

Section 21 of the Estate Agents act 1979 applies to this property, whereby the person(s) who are engaged in estate agency work have a personal interest in this property.

### Agents Note

Tenure - Freehold

Council Tax Band - E

Services - Services - Mains electric. Mains sewerage. Mains Gas. water meter?

Parking - Driveway

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 15 Mbps Superfast 75 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

### External



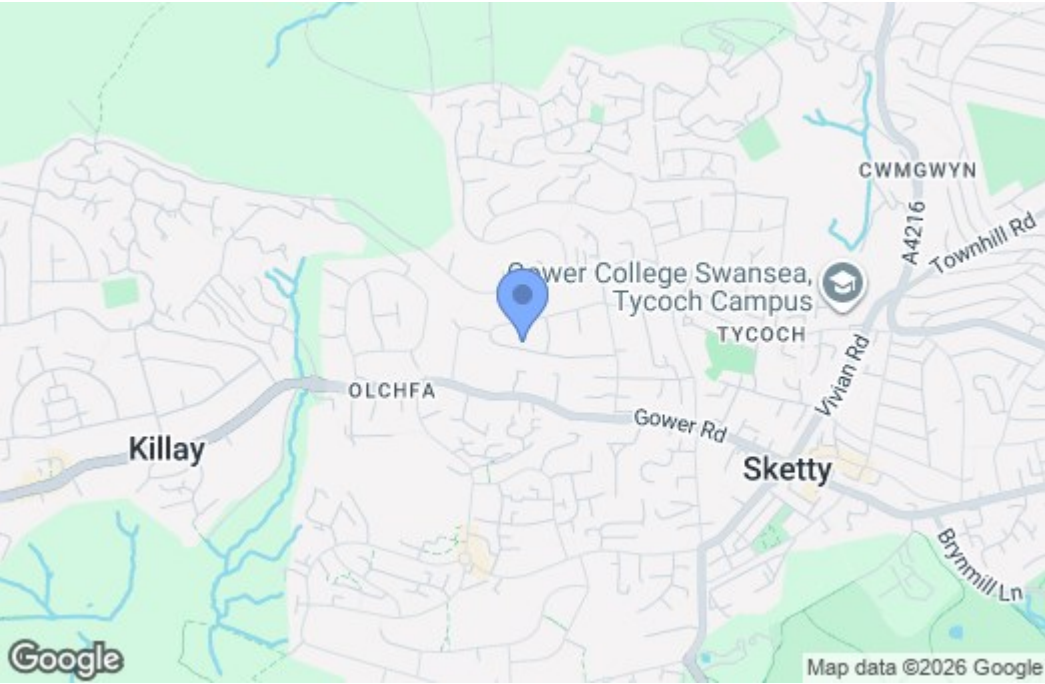
Externally, to the front of the property there is a driveway providing off-road parking alongside a neatly lawned garden, with gated side access leading to the rear.

The rear garden is of a generous size, fully enclosed and is predominantly laid to lawn with a patio area ideal for outdoor seating and entertaining.

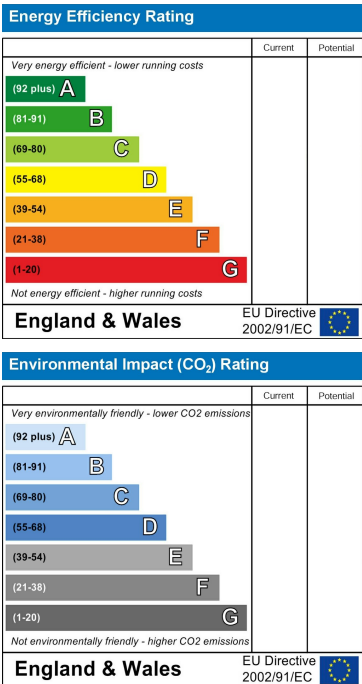
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.