



## Dunraven Road, Sketty, Swansea, SA2 9LG

Asking Price: £320,000

- Extended Semi Detached Property
- Four Bedrooms
- Popular And Highly Sought After Residential Area
- Driveway Parking
- Fantastic Family Home
- Two Reception Rooms
- Immaculate condition throughout
- A Must See Property To Appreciate



**Entrance Hallway**

Entered via double glazed front door to hallway with leaded stain glass window to side aspect, solid oak staircase giving access to the first floor, under stairs storage cupboard space, picture rail and doors to:-

**Lounge**

A good size light and bright family room with fitted traditional style inset coal effect gas fire within wooden surround and marble hearth and large double glazed bay window to front aspect.

**Dining Room**

With coving, picture rail and double glazed bay window looking onto rear garden.

**Kitchen**

A well appointed and modern fitted kitchen with a good selection of matching base and wall units and drawer space in Beech with chrome handles, colour coordinated work surface space and preparation area incorporating stainless steel sink unit with hot and cold mixer taps over, part tiled walls, breakfast bar, plumbing for automatic washing machine, electric cooker point, ceramic tile flooring, spot lighting, space for fridge, double glazed windows to side and rear aspect and double glazed door to side and rear garden.

**First Floor Landing**

With feature leaded stain glass window to side aspect, picture rail and doors to:-

**Master Bedroom**

With space for wardrobes, picture rail and double glazed bay window to front aspect.

**Bedroom Two**

With double glazed bay window looking onto rear garden.

**Bedroom Three**

With double glazed window to front aspect.

**Family Bathroom**

A two piece suite comprising panel bath with central mounted chrome hot and cold taps, vanity wash hand basin, heated chrome towel rail, built in airing cupboard space housing Worcester boiler (supplying domestic hot water and gas central heating) fully tiled walls, fitted bathroom cabinet with touch sensor light and shaver point and double glazed frosted window to rear aspect.

**Separate W.C**

With low level W.C, fully tiled walls and double glazed frosted window to side aspect.

**Attic Style Fourth Bedroom**

Accessed from the main first floor landing an attic style fourth bedroom (fully compliant to building regs) suitable for many other uses such as play room, office/study, eaves storage space, inset spot lighting and two Velux roof windows to side and rear giving open aspect sea views.



**External**

Imagine pulling up to your new home, greeted by a neatly maintained front garden laid to lawn, framed with vibrant, well-stocked flower borders that offer a splash of colour throughout the seasons. The convenience of driveway parking right at your doorstep makes coming and going effortless, and a charming wooden gate invites you through to the rear of the property, where the outdoor space truly comes to life.

Step into a generous and secure rear garden, beautifully enclosed by a combination of fencing and wall boundaries, ensuring both privacy and peace of mind. This pretty garden is mainly laid to lawn, offering ample space for children to play or for you to enjoy the open air. A paved patio area provides the perfect setting for summer dining, while a stylish feature decking with seating area invites you to unwind or entertain in comfort. With mature shrubs adding depth and greenery, a handy garden shed for storage, and an outside tap for convenience, this garden space is as practical as it is picturesque — a true extension of your home and ideal for all lifestyles.

**Disclaimer**

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



**FRESH**

*We deliver on Service ...*

