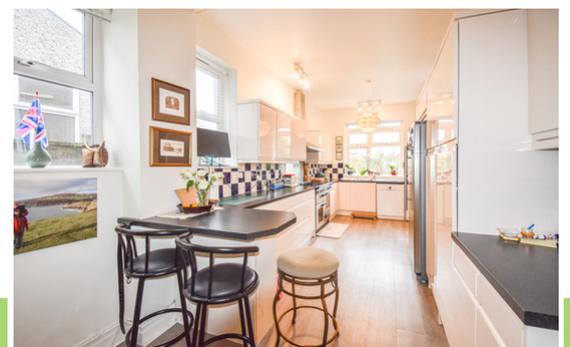
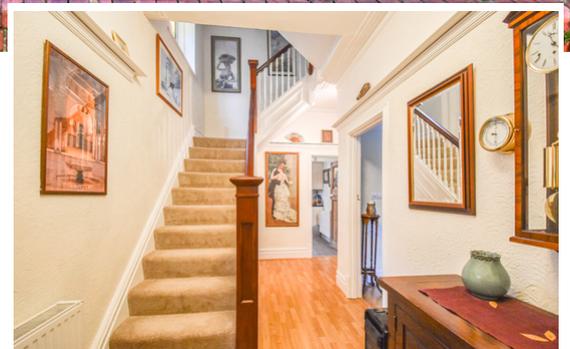




**45 Sketty Road, Swansea, SA2 0EN**

**Asking Price: £550,000**

- Four Bedroom Semi Detached Family Home
- Lounge, Dining Room & Kitchen/Breakfast Room
- Enclosed & Secure Garden To Front And Rear
- Original Features
- Ensuite & Family Bathroom
- Detached Garage & No Onward Chain



**Entrance Porch**

Part opaque glazed stable style door, triple aspect glazed windows, part opaque glazed door to:-

**Entrance Hall**

Side aspect opaque glazed window, stairs to first floor landing, radiator, doors to:-

**Lounge**

4.37m (to bay) x 3.84m (14' 4" (to bay) x 12' 7") Front aspect glazed bay window, feature fire place, television point, radiator

**Dining Room**

5.05m x 3.59m (16' 7" x 11' 9") Rear aspect double doors to garden with glazed flanking windows, feature fire place, radiator

**Kitchen/Breakfast Room**

7.87m x 2.86m (25' 10" x 9' 5") Two side aspect glazed windows, rear aspect glazed window, side aspect double doors to garden, range of eye and base level cupboards and drawers, inset stainless steel single drainer sink unit with mixer tap, roll top work surfaces, space for range cooker, space and plumbing for washing machine, space for dishwasher, space for upright fridge freezer, feature fire place, radiator

**WC**

Side aspect opaque glazed window, wall mounted wash hand basin, WC

**First Floor Landing**

Side aspect opaque glazed window, stairs to second floor landing, doors to:-

**Bedroom One**

4.18m (to bay) x 3.65m (13' 9" (to bay) x 12' 0") Front aspect glazed bay window, radiator door to:-

**Jack & Jill Shower Room**

Front aspect opaque glazed window, three piece suite comprising of tile and glazed shower cubicle, vanity wash hand basin with mixer tap and storage under, WC, sauna, radiator

**Bedroom Two**

3.64m x 3.57m (11' 11" x 11' 9") Rear aspect glazed window with far reaching views over Swansea Bay, radiator

**Bedroom Three**

5.28m (max) x 2.76m (17' 4"(max) x 9' 1") Rear aspect glazed window with far reaching views over Swansea Bay, radiator

**Bathroom**

Two side aspect opaque glazed windows, three piece suite comprising of tile and glazed shower cubicle, vanity wash hand basin with mixer tap and storage under, panel enclosed bath with mixer tap and shower attachment

**WC**

Side aspect opaque glazed window WC

**Second Floor Landing**

Access to eve storage space, door to:-

**Bedroom Four**

5.12m (at floor level) x 2.77m (at floor level) (16' 10" (at floor level) x 9' 1"(at floor level) Rear aspect glazed window with far reaching views over Swansea Bay, access to eve storage space, feature fire place, radiator

**Detached Garage**

5.40m x 3.38m (17' 9" x 11' 1") Side aspect glazed window, side aspect glazed door to garden, electric door

**Front Garden**

Enclosed and secure gated garden with pathway leading to the front

**Rear Garden**

Enclosed and secure garden with paved patio, lawned area with steps leading to rear access pedestrian gate and door to detached garage

**Tenure**

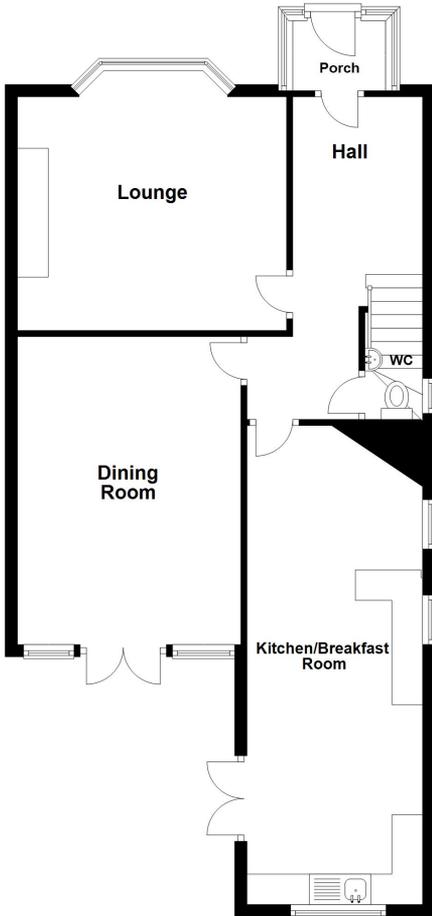
We believe the property to be Freehold

**Disclaimer**

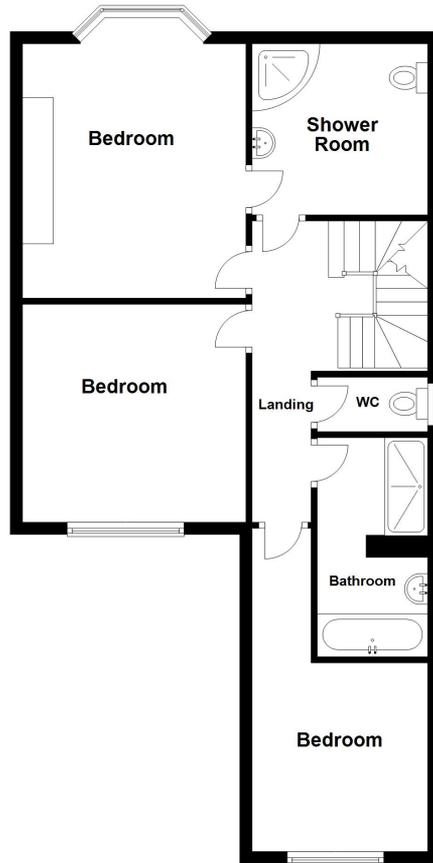
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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



Ground Floor



First Floor



Second Floor

