



## 47-49 Eversley Road, Sketty, Swansea, West

**Reduced: £400,000**

### Property Features

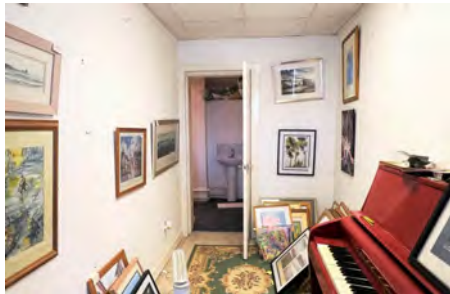
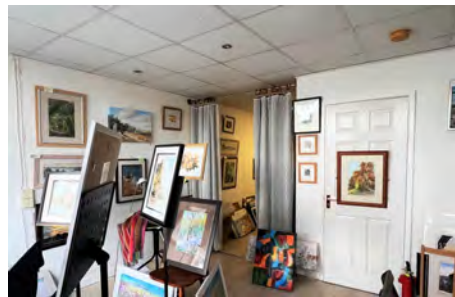
- Mixed Use Premises to Include;
- 4/5 Bedroom Detached Dwelling
- Retail Premises ( Class A1)
- 3 Garages to the Rear
- Freehold
- 5 miles from the M4
- 10 Minutes from Swansea City Centre

### Property Summary

The property is a mixed use premises being situated in Sketty and being 5 miles from the M4 Motorway at Junction 47 and Swansea Town Centre being approximately 2 miles.

The property comprises two shops currently known as Sketty gallery and The Leading Note, both benefitting from planning consent for A1 use.

The property also comprises a 4/5-bedroom detached house measuring approximately 184 sqm (1,980.6 sq.ft).



## Full Details

### The Leading Note

6m x 3.6m (19' 8" x 11' 10")

The ground floor retail unit has prominent frontage to Eversley Road.

### The Sketty Gallery

6m x 3.5m (19' 8" x 11' 6")

The ground floor retail unit has prominent frontage to Eversley Road.

### Room 1

4m x 2m (13' 1" x 6' 7")

### Disabled W.C

1.8m x 1.3m (5' 11" x 4' 3")

W.C. Wash Hand Basin.

### Room 2

1.8m x 3.5m (5' 11" x 11' 6")

### Room 3

2m x 4m (6' 7" x 13' 1")

## 47a Eversley Road

## GROUND FLOOR

### Utility Room

2.4m x 2.7m (7' 10" x 8' 10")

With wall and base units. Plumbing for washing machine and tumble dryer.

### Shower Room

2.0m x 0.9m (6' 7" x 2' 11")

Shower, W.C and wash hand basin.

### Lounge/ Dining Room

5.2m x 3.8m (17' 1" x 12' 6")

Patio Doors. Radiator.



### Kitchen

3.5m x 3m (11' 6" x 9' 10")  
Wall and base units. Extractor Fan. Window to rear.



### FIRST FLOOR

#### Study/ Bedroom

2.9m x 6.1m (9' 6" x 20' 0")  
Window to side and rear. Radiator.

#### Landing Area

#### Bedroom 2

3.1m x 5.2m (10' 2" x 17' 1")  
Window to Front. Radiator.



#### Lounge

3.8m x 6m (12' 6" x 19' 8")  
Fireplace. Radiator. Door to conservatory.

#### Conservatory

3m x 1.8m (9' 10" x 5' 11")  
Door to wooden terrace.



#### Bedroom 3

3m x 4.7m (9' 10" x 15' 5")  
Window to front, Radiator.

#### Bathroom

1.7m x 3.7m (5' 7" x 12' 2")  
Bath. Shower. W.C. Wash hand basin. Radiator and window to side.



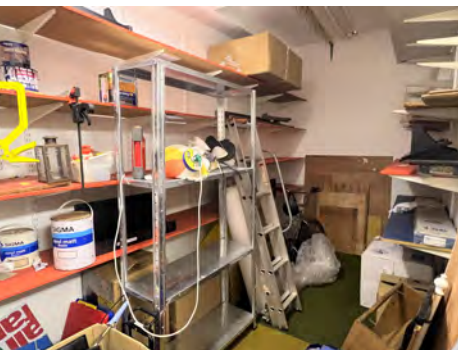
#### Bedroom 4

2.9m x 3.2m (9' 6" x 10' 6")  
Window to rear. Radiator.

### SECOND FLOOR

#### Bedroom 5

4.2m x 2.5m (13' 9" x 8' 2")  
Window to rear. Radiator. Walk in wardrobe.



### En-Suite

2.4m x 2m (7' 10" x 6' 7")  
Shower. W.C. Wash hand basin.

### Workshop

5.2m x 2.8m (17' 1" x 9' 2")

### Store Room

4.8m x 2m (15' 9" x 6' 7")

### Externally

The property comprises a garden mainly laid to lawn and patio to the rear. On road parking to the front of the property.

### Garage 1

3.2m x 5.1m (10' 6" x 16' 9")  
Electrics.

### Garage 2

3.2m x 5.1m (10' 6" x 16' 9")  
Electrics.

### Garage 3

3.2m x 5.1m (10' 6" x 16' 9")  
Electrics.

### Store/ Garage 4

Electrics.

### EPC

47a Eversley Road has an EPC Rating of F.

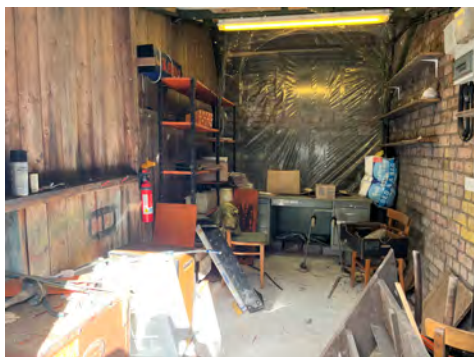
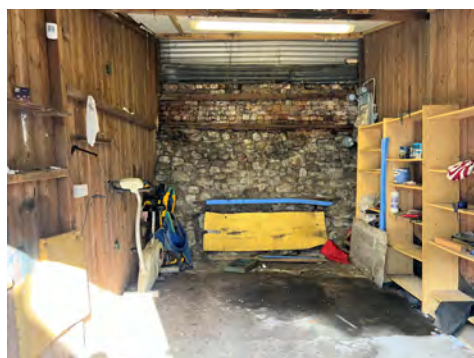
### Tenure

The properties are registered Freehold and are being offered for sale with vacant possession upon completion.

### Services

The house is connected to mains water, drainage and electrics. The property is heated via a gas boiler.

The two shops have electrics and heating is via electric heaters. The 'Leading Note' has plumbing but is not connected.



### Council Tax Band/ Rateable Value

47 Eversley Road has a rateable value of £3,000 as at the 1st April 2017.

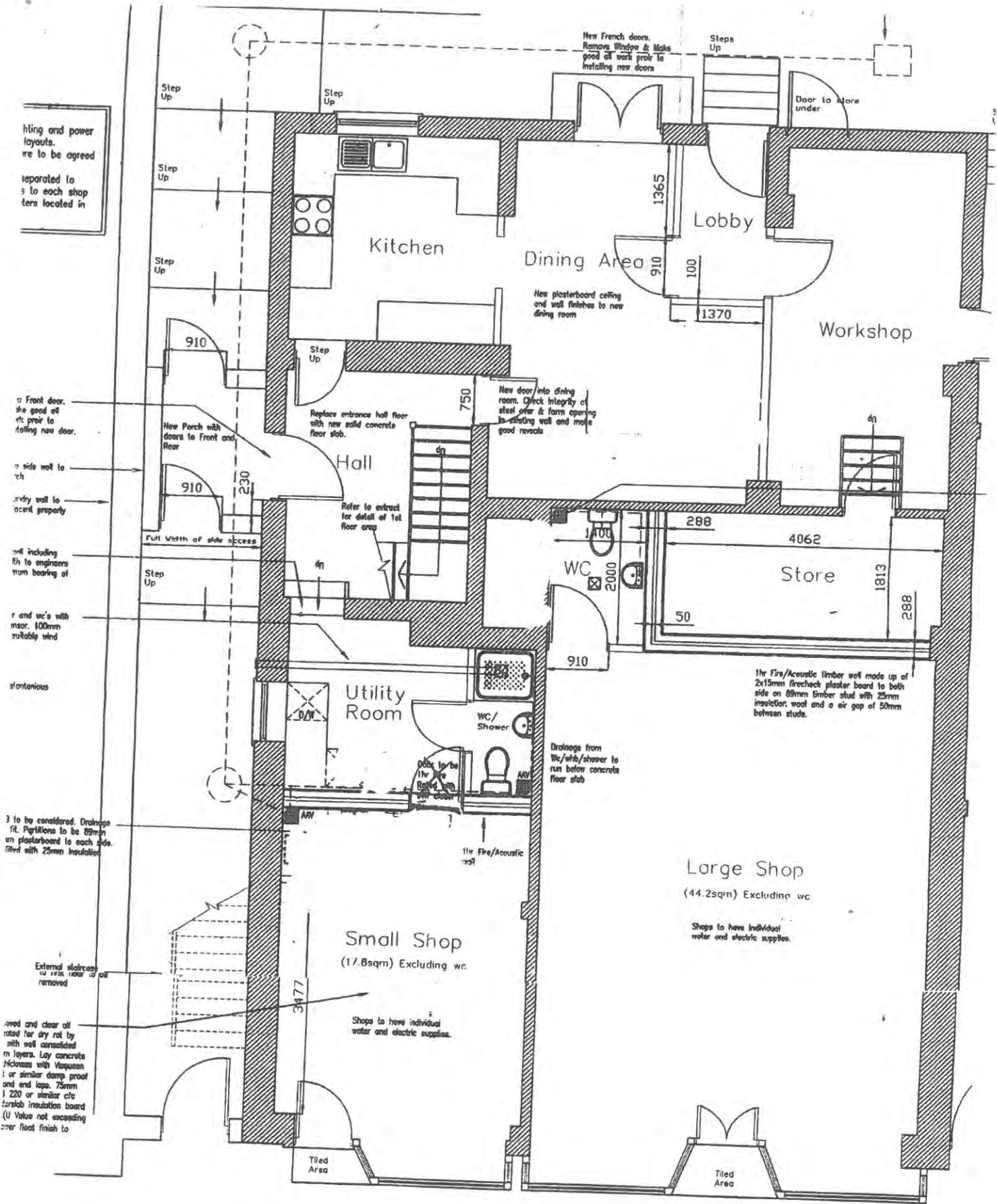
49 Eversley Road has a rateable value of £7,100 as at the 1st April 2017.

47a Eversley Road has a council tax band of C (£65,001 to £91,000)

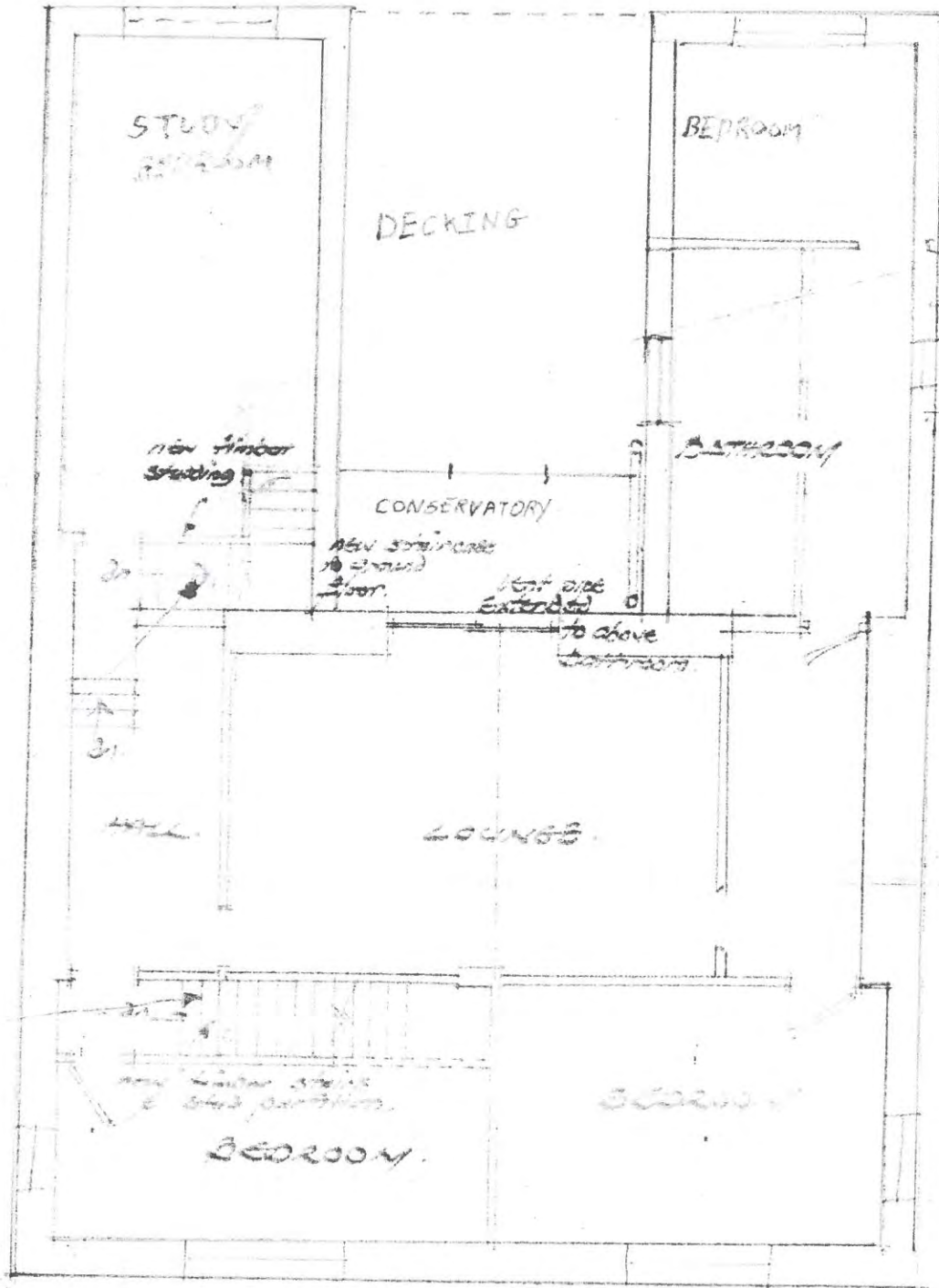
### Viewing

By appointment with the selling agents, please contact Elisha Regan at 01792 650 705 or [elisha@reesrichards.co.uk](mailto:elisha@reesrichards.co.uk)

47-49 Erversley Rd.



GROUND FLOOR PLAN



to carry  
 building  
 plans.  
 1st 220cm  
 and 220 cm  
 all fixed to  
 2.0 m in 200cm  
 2.0 m (1st)  
 2.0 m 2.2!

FIRST FLOOR PLAN

10' 0" 10' 0" 10' 0"

Dotted line of  
partition below.

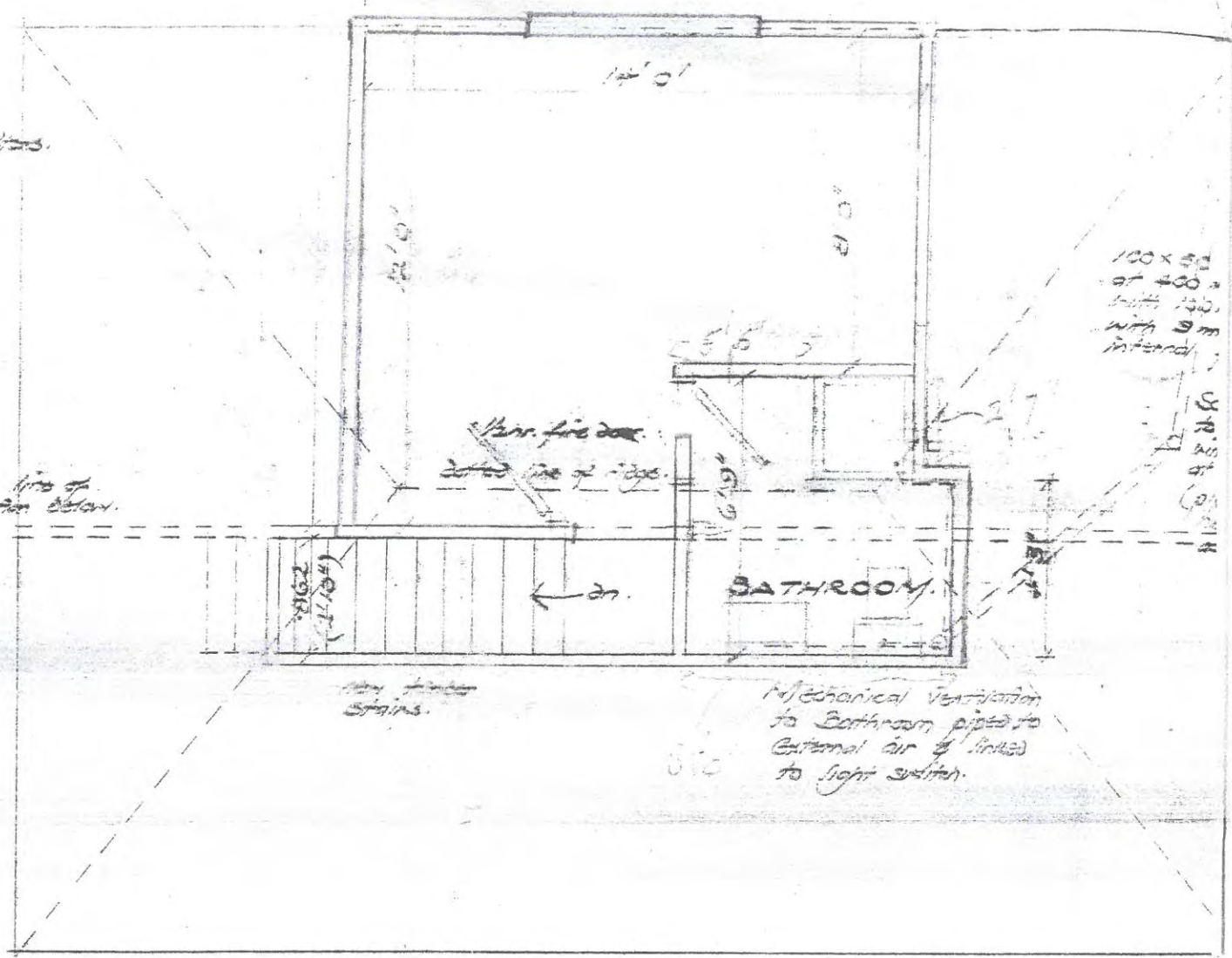
100 x 50  
at 400  
with 9m  
interval

100 x 50  
at 400  
with 9m  
interval

new floor  
stairs.

Mechanical Ventilation  
to Bathroom piped to  
External air & linked  
to light switch.

810



SECOND FLOOR PLAN