



FRESH

**34 Gower Road, Sketty, Swansea, SA2 9BY**

**Asking Price: £315,000**

- Beautifully Presented And Spacious Family Home
- Immaculately Presented Throughout
- Popular And Sought After Residential Area
- No Forward Chain
- Three Bedrooms, One with Ensuite, and Three Reception Rooms
- A Must See Property To Appreciate
- Convenient For Swansea University Singleton Hospital And Singleton Park



## Entrance Hallway

Entered via double glazed side door to hallway with feature leaded stain glass window. Staircase giving access to the first floor, solid wood flooring, under stairs storage cupboard space, textured ceiling and doors to:-

## Sitting Room

A delightful and characterful room, accessed from the lounge through an attractive feature arch, creating a natural flow between the spaces. The room benefits from elegant coving and a continued stripped pine floor that adds warmth and charm. A beautiful built-in wooden surround with a mirror and marble sill provides a striking focal point while reflecting natural light throughout the space. A glazed door leads back to the hallway, and a double-glazed bay window to the front aspect fills the room with light, making it a bright and inviting area perfect for relaxing or entertaining.

## Lounge

A bright, light and airy room full of character, featuring attractive stripped pine floorboards and a charming fire place with an inset gas fire, wooden surround, tiled back panel and matching hearth. A large double-glazed window to the front aspect allows plenty of natural light to fill the space, creating a warm and inviting atmosphere that is perfect for relaxing or entertaining.

## Dining Room

A well-proportioned and versatile room offering excellent flexibility for modern living. This attractive space could easily serve as a dining room, home office or study, ideal for anyone working from home. The room features solid wood flooring and fitted shelves neatly set into the recess, providing both character and practical storage, built in cupboard housing boiler (supplying domestic hot water and gas central heating) A standout feature is the charming arch brick fireplace and tiled hearth, creating a warm focal point. Natural light enters through a small double-glazed window to the rear aspect and a further double-glazed window to side aspect, giving the room a pleasant and bright feel. A stylish and adaptable space suited to a variety of uses.

## Kitchen

A modern fitted kitchen with a range of matching base and wall units in white, complemented by a wood-effect roll-top work surface providing ample preparation and work space. Incorporating a single drainer stainless steel sink unit with hot and cold taps, a built-in fan-assisted electric oven, and a four-ring gas hob with extractor canopy above. Plumbing for an automatic washing machine and dishwasher. Walk-in pantry with fitted shelving. Space for a table and chairs. Double-glazed window and door to the rear.

## First Floor Landing

With attic hatch and doors to:-

## Master Bedroom

The master bedroom is a bright and comfortable space with access to an ensuite shower room. Two sets of fitted wardrobes are featured with a good-sized airing cupboard to provide excellent built-in storage while keeping the room feeling neat and uncluttered. Decorative coving adds a touch of character, and natural light fills the room through a double-glazed window to the side aspect and an additional double-glazed window overlooking the garden to the rear, creating a pleasant and airy atmosphere.

## Ensuite

Perfectly complementing the Master Bedroom, this stylish and contemporary three-piece suite features a sleek double base walk-in glazed shower cubicle with a chrome mains shower, alongside a low level WC and wash-hand basin. Finished with elegant ceramic tiled flooring and fully tiled walls, the space is both practical and beautifully presented. Additional benefits include an extractor fan, heated chrome towel rail, and a double glazed frosted window providing natural light while maintaining privacy.

This impressive en-suite offers a perfect blend of comfort and modern convenience, creating a luxurious retreat within the home—ideal for buyers seeking a move-in ready property with high-quality finishes throughout.



### Bedroom Two

This delightful second bedroom offers a versatile space, complete with custom fitted shelves and built-in storage cupboards flanking either side, providing both style and practicality. The room is enhanced by elegant wood flooring, picture rail and double-glazed bay window to the front aspect with views over the park, flooding the space with natural light. Perfect as a spacious bedroom or guest room, this thoughtfully designed space combines functionality with a warm, welcoming atmosphere.

### Bedroom Three

With wood flooring, textured ceiling, picture rail and large double-glazed window to front aspect, making for a light and airy room.

### Family Bathroom

Step into this stylish and contemporary bathroom, featuring a modern four-piece suite in classic white. The space boasts a panel bath with a sleek chrome mains shower and a glazed side screen, perfect for relaxing soaks or refreshing showers. A bidet, wash hand basin, and low-level WC complete the suite, offering both convenience and elegance.

The bathroom is fully tiled with ceramic flooring for a clean, modern finish, complemented by inset spot lighting and an efficient extractor fan. Natural light filters through the double-glazed frosted window to the rear aspect.

### External

Step into a beautiful, low-maintenance front garden, leading to a side path that opens onto a stunning, larger-than-average rear garden. Slightly tiered and laid mainly to lawn, it is bursting with mature shrubs, colourful flower borders, perennials, and evergreens. Paved steps connect each level to generous patio areas perfect for entertaining, relaxing, or enjoying the outdoors, all within secure fenced boundaries. A purpose built store room with power, plumbing for a tumble dryer, polycarbonate strengthened roof and windows to the front and rear aspect, provides space for many purposes such as a gym, work-from-home office or storage. This garden is a true retreat and a highlight of the home.

### 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 ...

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			
		EU Directive 2002/91/EC	

