



## 190 Gower Road, Sketty, Swansea, SA2 9HS

**£650,000**

Set within the highly sought-after area of Sketty, this substantial five-bedroom detached home, extending to approximately 2,949 sq. ft., offers an exceptional amount of living space arranged over three floors an ideal opportunity for those seeking a spacious family residence. Offered with no onward chain, the property combines generous and versatile accommodation with a location renowned for its strong sense of community and everyday convenience. Sketty remains one of Swansea's most desirable residential areas, appreciated for its established surroundings and excellent amenities. A selection of independent shops, cafés and essential services are all within easy reach, while well-regarded schools are within comfortable walking distance. The area also has convenient access to Swansea city centre and the M4 corridor, making it well suited for both commuting and leisure. The ground floor accommodation briefly comprises a welcoming porch and entrance hallway, three well proportioned reception rooms, a spacious kitchen/dining area, a conservatory overlooking the rear garden, and a convenient WC. To the first floor, five bedrooms are served by a family bathroom, while the second floor offers further versatility with a study and dressing room both of which present potential for additional bedrooms along with a further bathroom. Externally, the sense of space continues. The property is set back from the road, with a driveway providing off-road parking for several vehicles, complemented by mature planting that enhances both privacy and kerb appeal. Side access on both sides leads to the rear garden, where a generous patio area provides an ideal setting for outdoor dining and entertaining. Beyond this, a decked seating area and well-maintained lawn are bordered by established shrubs and trees, creating a private and tranquil outdoor space.

## The Accommodation Comprises

### Ground Floor

#### Porch



Entered via front door, double glazed windows to side and rear, tiled flooring.

#### Hallway



A staircase rises to the first floor, with a useful storage cupboard neatly tucked away beneath. The space is finished with wooden flooring and a radiator, creating a practical and well presented transition between levels.

#### Sitting Room 12'1" x 11'7" (3.68m x 3.53m)



A bright and comfortable reception space featuring a double glazed bay window to the front and an additional window to the side. A fireplace with a wooden surround creates a natural focal point with space for a log burner, picture rail, while wooden flooring and two radiators complete the room.

#### Living Room 19'4" x 11'4" (5.89m x 3.46m)



Double glazed window to the front, centred around a electric fire set within a wooden surround. Wooden flooring runs underfoot, and the room has a radiator.

**Dining Room 10'11" x 11'4" (3.32m x 3.46m)**



Double glazed bay window to side, picture rail, wooden flooring, radiator.

**WC**



Fitted two piece suite comprising wash hand basin and WC. Double glazed window to side, laminate flooring, radiator.

**Kitchen/Dining Room 15'6" x 19'8" (4.72m x 5.99m)**



Fitted with a range of wall and base units with work surfaces over, the kitchen is both practical and well arranged. There is a 1+1/2 bowl sink, integrated fridge and freezer, along with plumbing for a washing machine and space for a tumble dryer. A built in eye level electric oven, built in four ring gas hob with extractor hood above. A double glazed window to the side brings in natural light, while laminate flooring and a radiator complete the space.



## Conservatory



Double glazed windows to side and rear, patio doors leading to garden, electric storage heater, tiled flooring, radiator.



## First Floor

### Landing



Double glazed stained glass window to side, picture rail, fitted carpet, radiator.

## Bedroom 1 16'6" x 10'8" (5.03m x 3.26m)



Double glazed window to front, fitted wardrobes, fitted carpet, radiator.

## Bedroom 2 12'6" x 11'5" (3.80m x 3.47m)



Double glazed bay window to front, fitted carpet, radiator.

**Bedroom 3 14'0" x 10'8" (4.26m x 3.26m)**



Double glazed window to side, picture rail, fitted carpet, radiator.

**Bedroom 4 11'10" x 7'11" (3.60m x 2.41m)**



Doubled glazed window to side, fitted wardrobe, laminate flooring, radiator.

**Bedroom 5 8'1" x 11'2" (2.46m x 3.40m)**



Double glazed window to rear, fitted carpet, radiator.

**Bathroom**



Appointed with a four piece suite comprising a corner bath, separate shower cubicle, wash hand basin and WC. Frosted double glazed windows to the side and rear. The room is finished with tiled walls and flooring, along with a heated towel rail.

**Second Floor**

**Landing**

Double glazed stained glass window to side, fitted carpet, radiator.

**Study 8'6" x 18'3" (2.60m x 5.56m)**



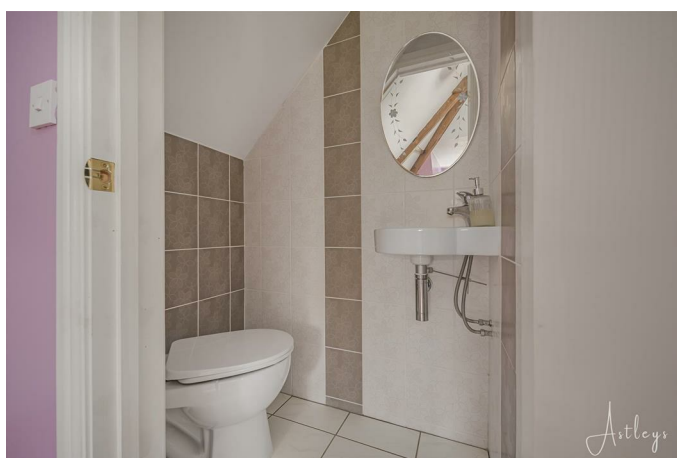
Two skylights, storage in eaves, potential to use as a bedroom, laminate flooring, radiator.

### Dressing Room 10'9" x 12'0" (3.28m x 3.65m)



Double glazed window to rear, potential to use as a bedroom, skylight, laminate flooring, radiator.

### WC



Fitted two piece suite comprising a wash hand basin and WC.

### Bathroom



Fitted with a four piece suite comprising a jacuzzi style bath, separate shower area, wash hand basin and WC. Two skylights draw in natural light, while tiled walls and flooring, a heated towel rail and radiator complete the room.

### External



A driveway provides parking for several vehicles, with mature shrubs and established planting adding a sense of privacy and structure to the frontage. Steps lead up to a patio area, while gated access to either side of the property guides through to the rear garden.

### Rear Garden



A generous patio seating area provides an ideal space for outdoor dining, bordered by mature shrubs and established planting that offer a sense of privacy. A decked seating area sits alongside, complete with a useful shed, while steps lead up to a well kept lawn framed by further greenery.



### Aerial Images



### Agents Note

Tenure \_ Freehold

Council Tax Band - G

Parking - Driveway

Services - Services - Mains electric. Mains sewerage.  
Mains Gas. Mains Meter.

Mobile coverage - EE Vodafone Three O2

Broadband - Standard - 16 Mbps Superfast 202 Mbps

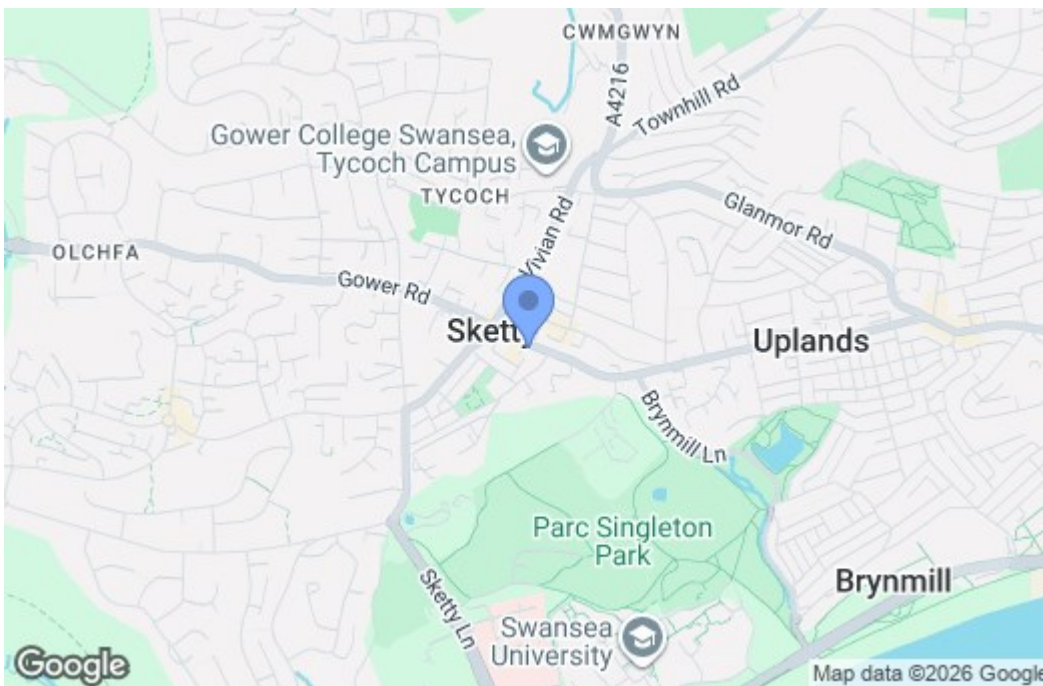
Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

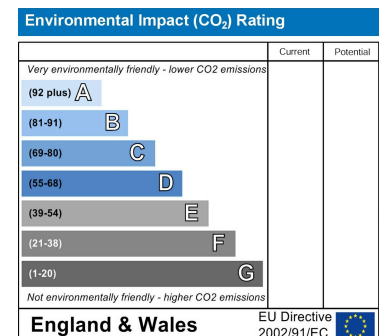
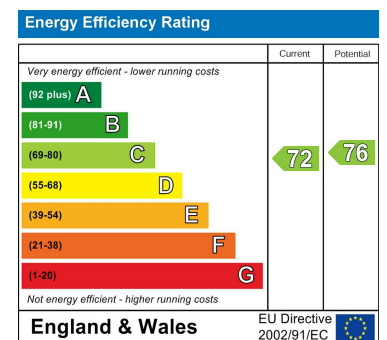
## Floor Plan



## Area Map



## Energy Efficiency Graph



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