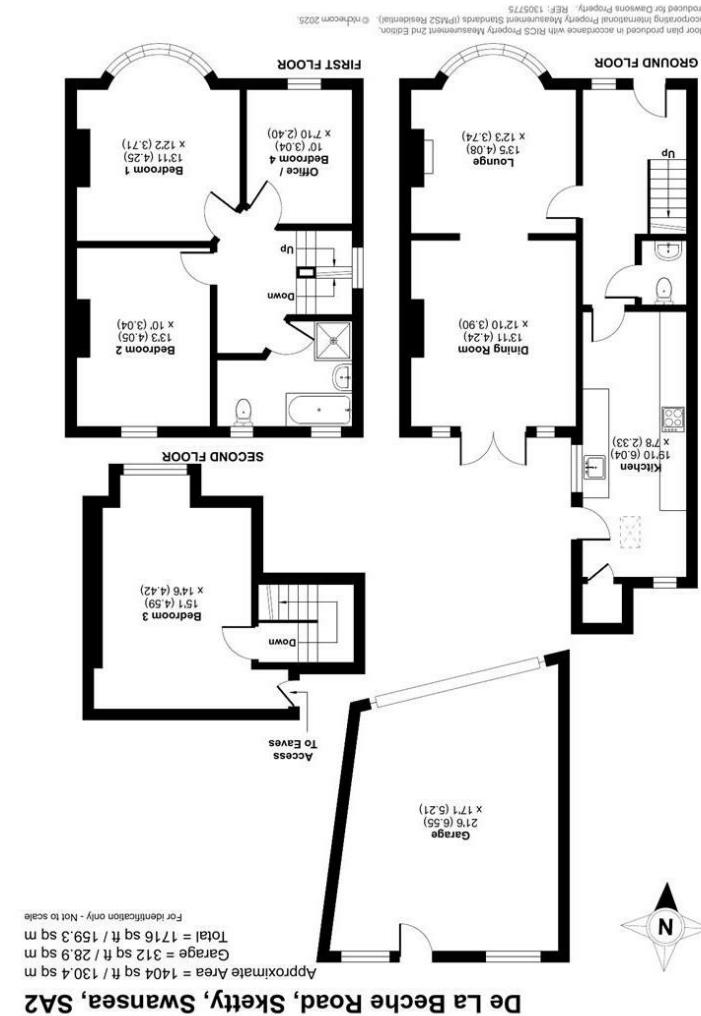


AREA MAP



De La Beche Road, Sketty, Swansea, SA2

FLOOR PLAN



8 De La Beche Road
Sketty, Swansea, SA2 9AR
Asking Price £360,000



GENERAL INFORMATION

Dawsons are delighted to offer to the market this truly charming, bay-fronted end-of-terrace traditional home, perfectly positioned in a sought-after location opposite Singleton Park. Enjoy the convenience of having the local Doctor's Surgery nearby, with Singleton Hospital and Swansea University and the seafront within easy walking distance.

This deceptively spacious home is arranged over three levels and offers a perfect blend of character and modern living. The ground floor features a welcoming entrance hallway, a convenient cloakroom, and a front-facing lounge with a beautiful feature log burner, seamlessly flowing into a rear dining room with French doors opening out to the garden. The stylishly fitted kitchen boasts integrated appliances and a breakfast area enhanced by a skylight, creating a bright and airy space ideal for entertaining.

On the first floor, you'll find three bedrooms and a contemporary four-piece family bathroom. A further staircase leads to the second floor where a generous bedroom is located, ideal as a main bedroom, guest room, or home office.

Further benefits include gas central heating and a private rear garden, along with a garage accessed via a rear lane from Cory Street.

Viewing is highly recommended to fully appreciate the space, style, and superb location this wonderful home has to offer.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM

LOUNGE / DINING ROOM

LOUNGE

13'5 x 12'3 (4.09m x 3.73m)



DINING ROOM

13'11 x 12'10 (4.24m x 3.91m)



KITCHEN/BREAKFAST ROOM

19'10" x 7'8" (6.05m x 2.34m)



FIRST FLOOR

LANDING

BATHROOM



BEDROOM 1
13'11" x 12'2" (4.24m x 3.71m)

BEDROOM 2
13'3 x 10' (4.04m x 3.05m)

OFFICE / BEDROOM 4
10' x 7'10" (3.05m x 2.39m)

SECOND FLOOR

BEDROOM 3

15'1 x 14'6 (4.60m x 4.42m)

EXTERNAL

PARKING

2 Permits can be applied for.

GARAGE
21'6 x 17'1 (6.55m x 5.21m)
Please note the garage is access via a lane off Cory Street. There is no legal right of way through the lane.

SERVICES

Mains gas, electric, water and sewerage.
Mobile phone and Broadband can be found via Ofcom Checker.

TENURE

Freehold

COUNCIL TAX

Council tax band E

EPC

EPC rating D

