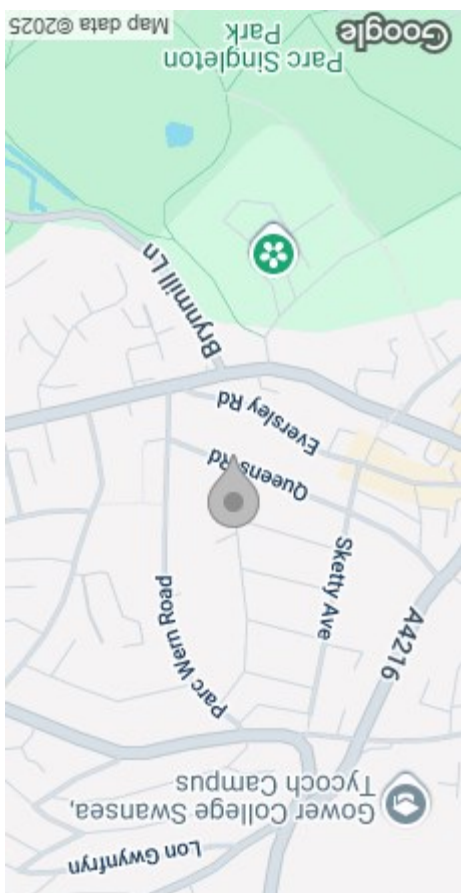


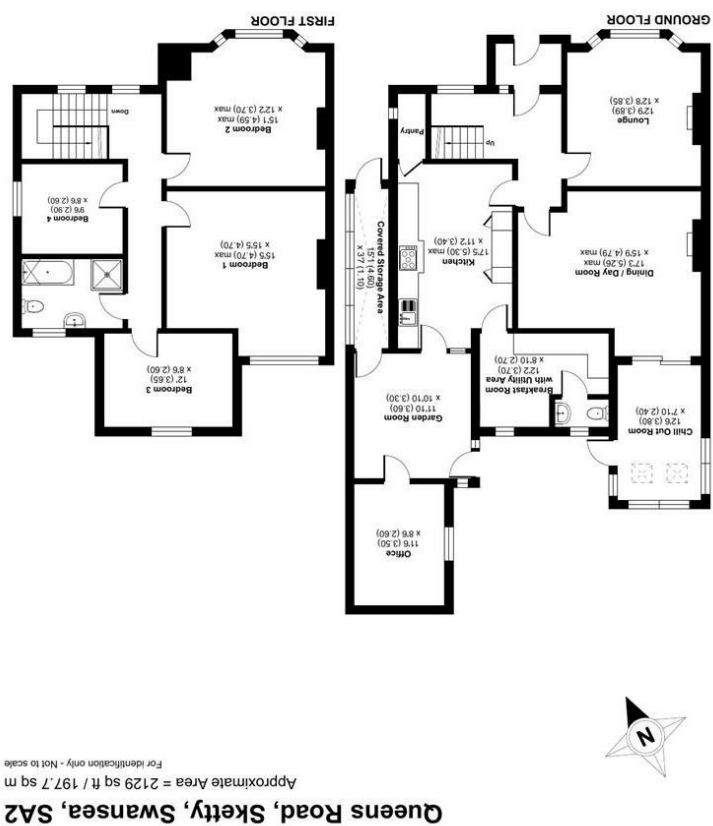
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EPC



AREA MAP



FLOOR PLAN



21 Queens Road
Sketty, Swansea, SA2 0SD
Offers Over £550,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

NO CHAIN - Dawsons are delighted to bring to the market this charming Edwardian detached family home situated on Queens Road. With its elegant architecture and original features, this property offers a delightful blend of character and modern living. The home boasts ample space for family gatherings & entertaining guests. As you enter, you are welcomed by a spacious entrance porch and hall that leads to a front-facing lounge, complete with a large bay window and a feature fireplace, creating a warm & inviting atmosphere. The rear-facing dining room, which can also serve as a day room, opens into a bright and airy chill-out room that overlooks the beautifully maintained garden & provides access to a raised terrace, perfect for enjoying the outdoors. The superbly fitted kitchen is a highlight of the home, equipped with built-in appliances including a hob, oven, grill, dishwasher, and fridge freezer, along with a walk-in pantry. Adjacent to the kitchen, a breakfast room featuring a utility area & a door leading to a WC, enhancing the practicality of the space. For those who work from home, the garden room offers a serene environment, while an additional office ensures productivity without distraction. First floor, 4 generously sized bedrooms, providing comfortable accommodation for the entire family. Bedrooms 1 & 3 boast views over Mumbles Head & the bay. Externally, there is a driveway providing off-road parking for two vehicles. To the rear is a well-maintained south-facing garden, offering a high degree of privacy and tranquility. The raised terrace has one part covered, allowing you to enjoy out door living, even on rainy days. Additional features include a summerhouse with power and light and a storage shed split into two spaces, one with power. The proximity to Brynmill Park, Singleton Park, Singleton Hospital, Swansea University and sea front together with good school catchment which makes this home an ideal choice for families and professionals

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LOUNGE
12'9" x 12'7" (3.89 x 3.85)

DINING ROOM/DAY ROOM
17'3" max x 15'8" max (5.26 max x 4.79 max)

CHILL OUT ROOM
12'5" x 7'10" (3.80 x 2.40)

KITCHEN
17'4" max x 11'1" (5.30 max x 3.40)

BREAKFAST ROOM
12'1" x 8'10" (3.70 x 2.70)



GARDEN ROOM
11'9" x 10'9" (3.60 x 3.30)
With polycarbonate roof

OFFICE
11'5" x 8'6" (3.50 x 2.60)
Of timber and metal construction

FIRST FLOOR

LANDING

BEDROOM 1
15'5" max x 15'5" (4.70 max x 4.70)

BEDROOM 2
15'0" max x 12'1" max (4.59 max x 3.70 max)

BEDROOM 3
11'11" x 8'6" (3.65 x 2.60)

BEDROOM 4
9'6" x 8'6" (2.90 x 2.60)

BATHROOM

EXTERNAL

PARKING
Driveway parking.

TENURE
FREEHOLD

EPC
E

COUNCIL TAX
BAND F

SERVICES
Mains gas, electric, water & drainage. There is currently broadband available at the property , Please refer to the Ofcom checker for further coverage information. There are no known issues with mobile coverage using the vendors current supplier. Please refer to Ofcom checker for further information.

