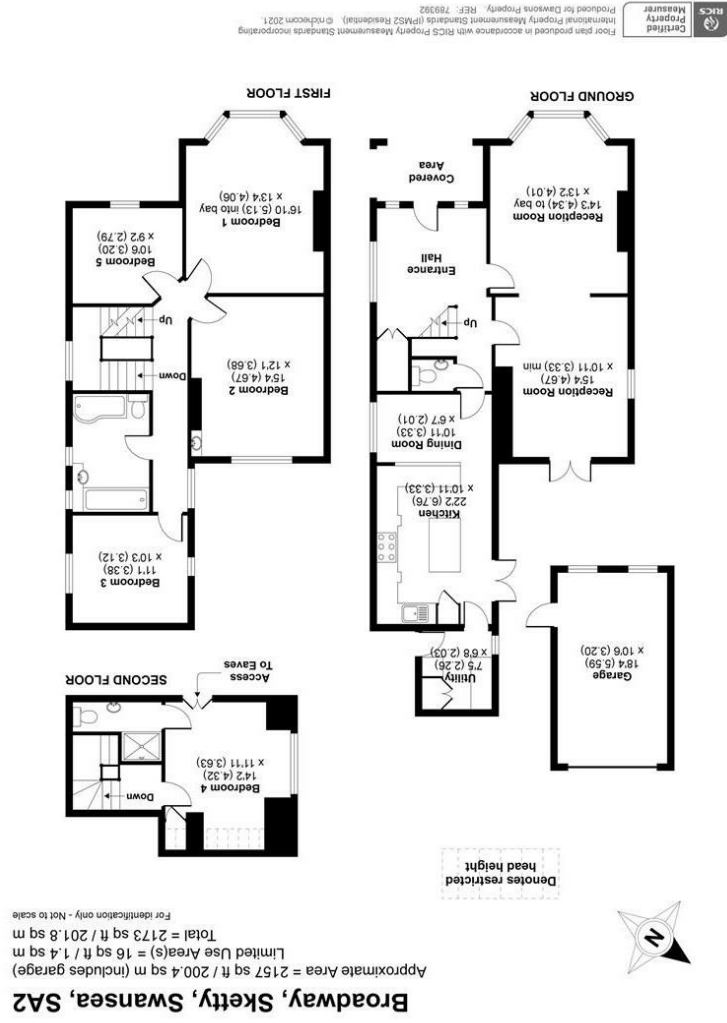
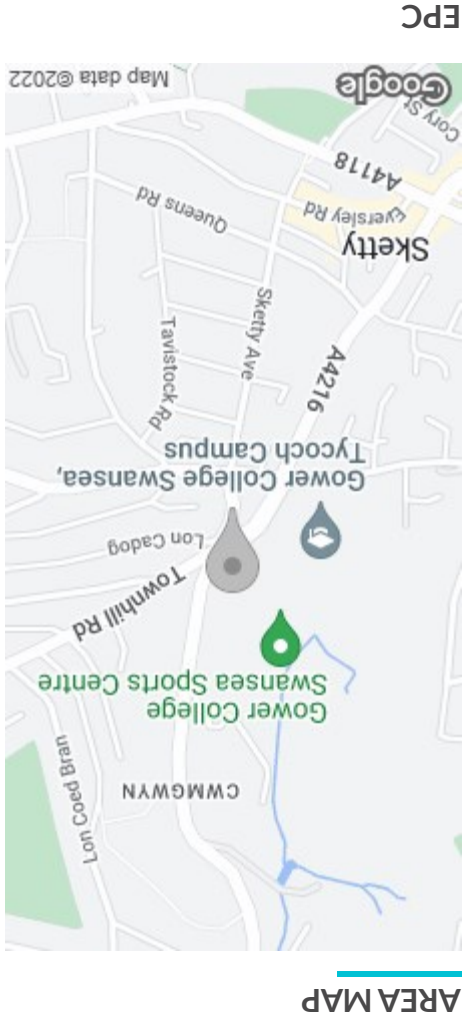


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



FLOOR PLAN



2 Broadway
 Sketty, Swansea, SA2 0TQ
Asking Price £495,000

5 Bedrooms, 2 Bathrooms, 2 Living Areas, D (Dishwasher)

GENERAL INFORMATION

A truly stunning individually designed large detached five bedroom home, which is set over three floors. This family home offers expansive contemporary living spaces. This beautiful property comprises welcoming spacious hallway with bespoke oak stair case, cloakroom, lounge, dining room, impressive fitted kitchen/ breakfast room and separate utility room to the ground floor. The first floor enjoys four bedrooms and a generous family bathroom, on the second floor there is a further bedroom with en suite. The property offer a laid to lawn wrap around garden with boarded mature shrubs, to the rear there is also a patio seating area with steps leading to a garage which has electric door. the garage is access from the rear cul-de-sac. Benefits include double glazing, oak flooring, under floor heating, Bang and Olufsen sound system and gas central heating. Ideal family home within good school catchment areas. Easy access to Sketty Cross, Uplands, Singleton hospital, Swansea Uni, Singleton and Cwmdonkin parks and the sea front. Internal viewing advised to appreciate. EPC - D.

FULL DESCRIPTION

ENTRANCE

Enter via a wooden door into:

HALLWAY

Enter into a light and airy spacious hallway with two stain glass windows to the front, double glazed wood effect window to side, bespoke Oak stair case, under stairs storage, radiator and wood flooring.

CLOAKROOM

Two piece suite comprising low level w/c, wall mounted wash hand basin, Quartz tiled walls and flooring with added extra of under floor heating.

LOUNGE

UPVC double glazed bay window to the front, coved ceiling, alcoves, two wall mounted radiators, wall mounted gas fire, and wooden flooring.

DINING ROOM

Double glazed French door to rear, double glazed window to side, coved ceiling, two wall mounted radiators, wooden flooring.

KITCHEN/ BREAKFAST ROOM

Fitted with a range of wall and base units with work surface over, set in Belfast sink, range cooker with six ring gas hob, extractor fan over, integrated drinks cooler, splash back tiles central island, tiled flooring with under floor heating double glazed window to side, double glazed French door to side.



UTILITY ROOM

Work top with space for two appliances, plumbed for washing machine, storage cupboard housing boiler, tiled flooring with under floor heating, double glazed window to side, double glazed door to side leading to a court yard.

FIRST FLOOR

LANDING

Double glazed window to side, spot lighting, radiator, stairs to second floor.

BEDROOM ONE

Double glazed window to rear, spotlighting, wall mounted wash hand basin, fitted wardrobe, wood effect flooring.

BEDROOM TWO

Two double glazed windows to side, spot lighting, coved ceiling, radiator, wood effect flooring.

BATHROOM

Four piece suite comprising double ended whirlpool jacuzzi bath with a hand held shower, double shower unit, wall mounted wash hand basin, low level w/c, tiled wall and flooring made from Travertine stone, under floor heating, heated towel rail, spotlighting, double glazed window to side.

BEDROOM THREE

Double glazed bay window to front, spot lighting, fitted wardrobe, radiator.

BEDROOM FOUR

Double glazed window to front, spot lighting, alcove, radiator.

SECOND FLOOR

LANDING

Double glazed window to side

BEDROOM FIVE

Double glazed window to side, spot lighting, exposed brick, eaves storage, radiator.

EN SUITE

Three piece suite comprising shower cubicle, low level w/c, wall mounted wash hand basin, chrome wall mounted radiator, travertine tiled walls and flooring.

EXTERNAL

FRONT

Set on a generous plot with a wrap around laid to lawn garden and boarded mature shrubs.

REAR

Enclosed rear garden laid to lawn and a patio seating area. There is a garage with electric doors which is accessed from the cul-de-sac behind or the septs from the rear of the property.

TENURE

FREEHOLD

