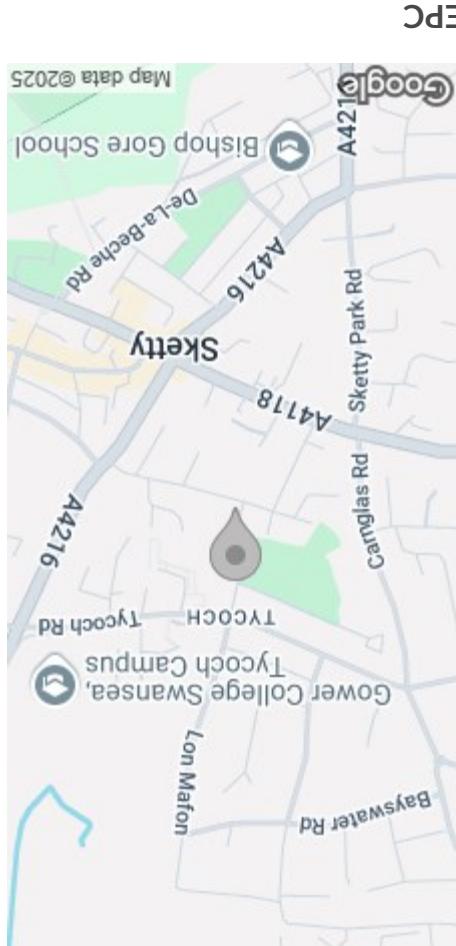
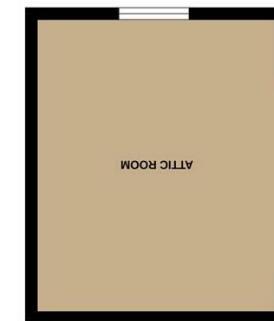


These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of a contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves as to their accuracy. No person in this firm's employment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

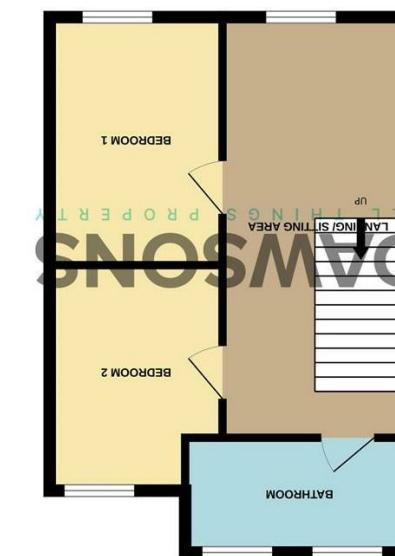
90 Gower Road, Sketty, Swansea, SA2 9BZ
T 01792 299655 E sk@dawsonsproperty.co.uk
W dawsonsproperty.co.uk



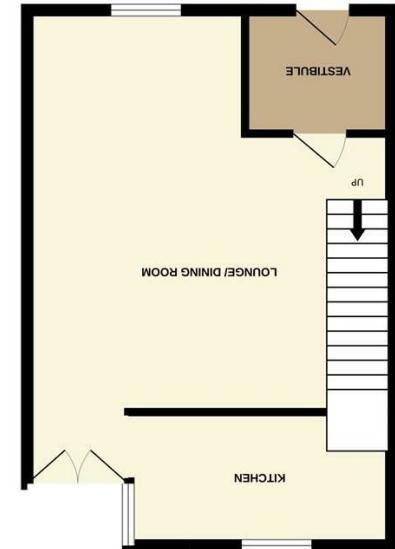
AREA MAP



170 sq ft (15.8 sq m) approx.



1ST FLOOR
LANDING/STYLING AREA
BEDROOM 1
BEDROOM 2
BATHROOM



GROUND FLOOR
VESTIBULE
LOUNGE/ DINING ROOM
KITCHEN

416 sq ft (38.6 sq m) approx.

170 sq ft (15.8 sq m) approx.

FLOOR PLAN



50 Kimberley Road
Sketty, Swansea, SA2 9DP
Asking Price £185,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Step inside this end terrace house located in the heart of Sketty with shopping amenities close at hand in Sketty Cross. Kimberley Road is also within close proximity to Singleton Park, Singleton Hospital, Swansea University, vibrant Uplands quarter, where you can enjoy a selection of bars and restaurants and the sea front.

The ground floor accommodation offers, entrance vestibule, good size lounge/dining room through to a rear facing kitchen. Venture upstairs to find a landing with a unique chill-out area, adding character to the property. A fixed ladder leads up to an attic room, offering endless possibilities for its use - a peaceful retreat, a home office, or a hobby room, the choice is yours.

This lovely home boasts two double bedrooms, providing ample space for a growing family or guests. The bathroom offers convenience and comfort for your daily routines.

Step outside to the rear enclosed garden, where a decked sitting area awaits at the top, ideal for enjoying a morning coffee or hosting summer barbecues. With shopping amenities just a stone's throw away, this property offers both convenience and a peaceful retreat from the hustle and bustle of everyday life.

Don't miss the opportunity to make this end terrace house your own and create lasting memories in the heart of Sketty.

EPC RATING - E

COUNCIL TAX BANDING - C

TENURE - FREEHOLD



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE VESTIBULE

LOUNGE/DINING ROOM

21'8" max x 16'11"ax (6.61 max x 5.18max)



KITCHEN

9'1" x 7'11" (2.79 x 2.43)

FIRST FLOOR

LANDING

CHILL OUT AREA ON THE LANDING

10'10" x 6'5" (3.31 x 1.98)



BATHROOM

9'1" x 7'11" (2.79 x 2.42)



BEDROOM 1

10'9" x 10'3" max (3.30 x 3.13 max)

BEDROOM 2

10'7" x 10'2" plus alcoves (3.24 x 3.10 plus alcoves)

ATTIC ROOM

9'3" x 9'1" (2.82 x 2.78)

Gained via a fixed ladder from the landing.

EXTERNAL

SERVICES

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