90 Gower Road, Sketty, Swansea, SA2 9BZ











or warranty in respect of the property. 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 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

TOTAL FLOOR AREA: 1767 sq.ft. (164.2 sq.m.) approx.





AREA MAP

PLOOR PLAN











GENERAL INFORMATION

Dawsons are excited to present this charming three-bedroom detached home, ideally located in the highly desirable Uplands area.

This wonderful property offers spacious and family-oriented living, making it the perfect home for those seeking comfort and convenience.

Ground floor: A welcoming hallway leads to a bright lounge, separate dining room, a well-appointed kitchen, a practical storage area, and a sunny conservatory.

First floor: Three good-sized bedrooms, a family bathroom, and a separate cloakroom provide ample space for the whole family.

Externally, the property boasts a front garden with mature shrubs, a side garden with a lovely patio area, and additional mature trees and shrubs. The driveway and single garage to the rear offer excellent parking space.

This delightful home features gas central heating, traditional charm, partial double glazing, and is ideally situated with close access to Swansea City Centre, Mumbles, and top local schools, including Oakleigh House School.

No onward chain. Tenure - Freehold EPC - E

Council Tax Band - F

FULL DESCRIPTION

ENTRANCE

HALLWAY

DINING ROOM

15'3" (into bay) x 11'11" (4.66 (into bay) x 3.65)

LOUNGE

16'2" x 13'5" (into bay) (4.94 x 4.10 (into bay))

CONSERVATORY

12'4" x 11'0" (3.78 x 3.36)

15'3" x 9'4" (4.66 x 2.86)

STORAGE AREA

FIRST FLOOR









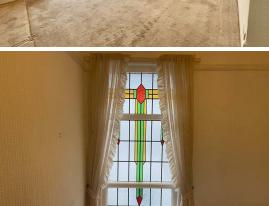














BEDROOM ONE

15'2" (into bay) x 11'11" (4.64 (into bay) x 3.65)

BEDROOM TWO

16'1" x 13'4" (into bay) (4.92 x 4.08 (into bay))

BEDROOM THREE

9'10" (into bay) x 9'5" (3.00 (into bay) x 2.88)

BATHROOM

W/C

FRONT- Laid to lawn garden with mature shrubs.

SIDE- Laid to lawn garden and patio seating are with mature shrubs.

REAR- Driveway, single garage and a patio seating area.



