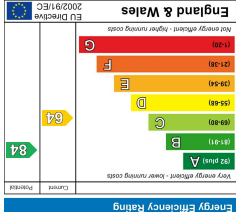


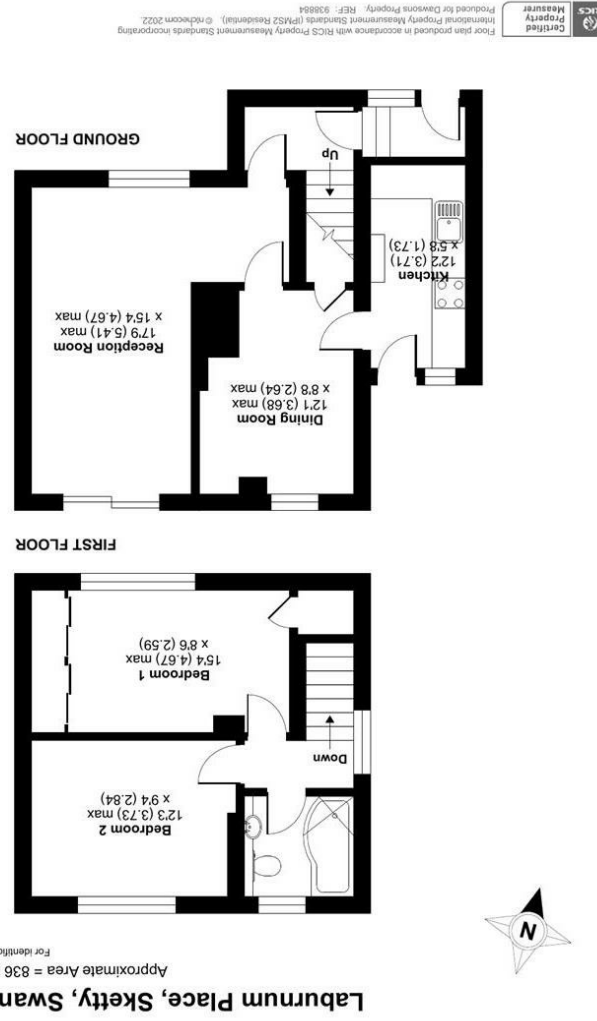
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



32 Laburnum Place
 Sketty, Swansea, SA2 8HT
Asking Price £175,000



GENERAL INFORMATION

Offered to the market is this spacious 2 Bedroom Semi-Detached ex-local authority Home located in the highly desirable area of Sketty Park within close distance to Olchfa Comprehensive School, Parklands Primary, local shops, Singleton Park, Singleton Hospital and the Sea Front is also within easy access together with Clyne Valley Woods which is perfect for a day out.

The property is set over Two Floors with the Ground Floor comprising: Porch, Hallway, Living Room, Dining Room, and Kitchen, the First Floor has Two Bedrooms, and the Family Bathroom. Externally this property benefits from Laid-to lawns at the front, and a patio seating area with a laid-to lawn at the rear. Benefitting from Gas Central Heating, uPVC double glazing, and a family friendly location.

Early viewing is highly recommended for this home!

Tenure: Freehold
EPC: D
Council Tax Band: C

FULL DESCRIPTION

Porch

Entry via uPVC double glazed glass panel door. UPVC double glazed glass panel to front, (One is currently a single panel), and tiled floor. Door into:

Hallway

Coved ceiling, radiator, and stairs to First Floor. Door into:

Living Room

UPVC double glazed glass panel to front, uPVC double glazed sliding door to rear, picture rail, radiator, and gas fireplace with backdrop, surround and hearth. Door into:



Dining Room

UPVC double glazed window to rear, coved ceiling, under stairs storage cupboard, and radiator. Door into:

Kitchen

Fitted with a range of wall and base units with work surface over, set in one and a half sink and drainer, cooker point with extractor over, plumb for washing machine and dishwasher, cupboard housing boiler, tiled splashback, uPVC double glazed window and glass panel door to rear.

First Floor

Landing

UPVC double glazed window to side, and loft access. Doors into:

Bedroom One

UPVC double glazed window to front, coved ceiling, storage cupboard, fitted wardrobe, and radiator.

Bedroom Two

UPVC double glazed window to rear, coved ceiling, and radiator.

Bathroom

Three piece suite comprising panel bath with shower over and splashback tiles, low level w/c, vanity wash hand basin with tiled splashback and cupboards, chrome towel heater, and uPVC double glazed window to rear.

External

Front

Steps down to property, with laid-to lawns either side.

Rear

Patio seating area with a shed, leading to a laid-to lawn with trees.

