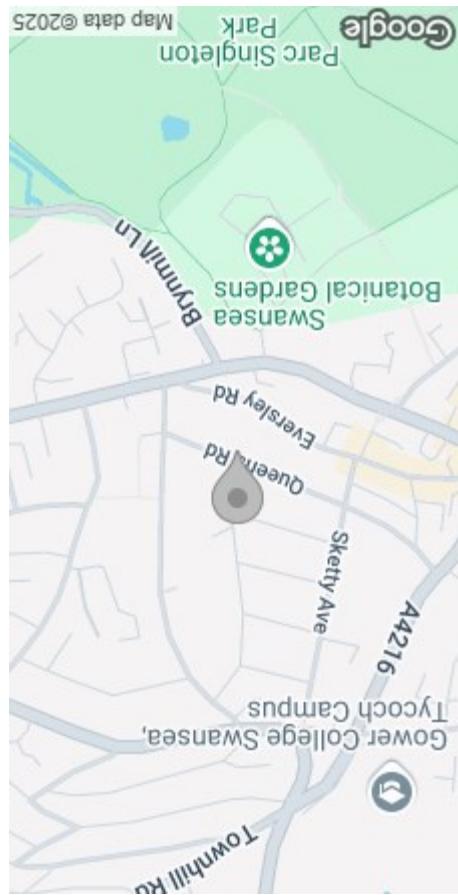


EPC



AREA MAP

Floor plan produced in accordance with RICS Property Measurement Standards (RICS) Residential. © redroom 2024
Produced for Dawsons Property, REF: 1176365
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For information only - Not to scale
Approximate Area = 1746 sq ft / 162.2 sq m

Queens Road, SA2

FLOOR PLAN



GENERAL INFORMATION

Viewing is deemed a must on this truly lovely semi-detached situated in the heart of Sketty. As you step inside, you are greeted by a spacious hallway adorned with a decorative fireplace, setting the tone for the elegance that awaits within.

This delightful property boasts not one, but two reception rooms - a front-facing lounge and a rear-facing sitting room. The sitting room also offers a multifuel fireplace to create a cosy ambiance and a seamless transition to the lush garden through a patio door, perfect for enjoying the outdoors from the comfort of your home.

The heart of this home lies in the kitchen/dining room, a space that exudes charm and functionality. Equipped with a gas Aga cooker and French doors that open up to a balcony, this area is ideal for hosting gatherings or simply enjoying a quiet meal while basking in the natural light. A handy utility room/storage is located to the side of this area.

Venture upstairs to discover four generously sized bedrooms, each offering a comfortable retreat for relaxation. Bedroom 2 even grants access to its own balcony, providing a private outdoor escape.

Outside, the south-facing garden beckons with its abundance of trees and shrubs, creating a tranquil oasis where you can unwind and soak in the beauty of nature.

Additionally, the convenience of shopping amenities at Sketty Cross ensures that daily errands are a breeze. Also within close proximity to the vibrant Uplands quarter, where you can enjoy a selection of bars and restaurants. Mumbles is also within easy reach, where you can enjoy promenade walks.

EPC-D
TENURE- FREEHOLD
COUNCIL TAX BAND- F



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE VESTIBULE

HALLWAY

LOUNGE

12'7" x 10'11" to bay (3.86 x 3.35 to bay)



SITTING ROOM

14'4" x 10'5" to bay (4.37 x 3.18 to bay)



SHOWER ROOM

7'4" x 5'6" (2.24 x 1.70)

KITCHEN

13'5" max x 10'9" max (4.09 max x 3.28 max)



DINING ROOM
14'7" x 8'0" (4.47 x 2.46)

UTILITY/STORAGE
13'1" x 6'2" (3.99 x 1.88)
With glass roof

FIRST FLOOR

LANDING

BATHROOM

8'5" x 7'6" (2.59 x 2.29)

BEDROOM 1

10'0" x 11'1" to bay (3.06 x 3.40 to bay)

BEDROOM 2

12'7" max x 10'4" max (3.84 max x 3.15 max)

BALCONY

BEDROOM 3
11'6" x 11'6" (3.53 x 3.51)

BEDROOM 4

11'6" x 10'11" (3.51 x 3.35)

EXTERNAL

FRONT - With wall surround and gated access leads to the entrance doors. Variety to trees of shrubs. Pedestrian access to the ...

REAR - South facing sunny garden with lawn, flower borders, shrubs and trees.

SERVICES

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

