



9 King George Court, Sketty, Swansea, West Glamorgan SA2 8AR

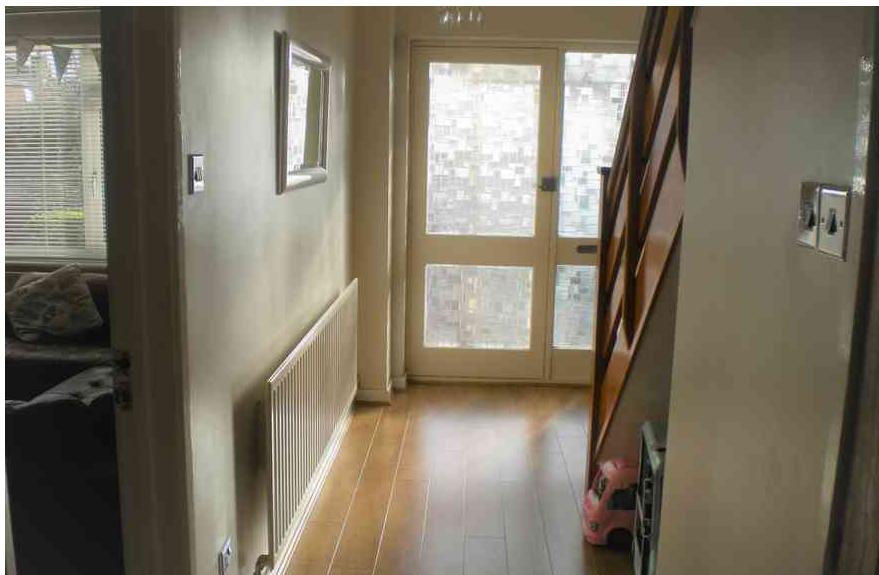
£385,000 For Sale

Property Features

- Modern 3 bedroomed family home
- Open plan lounge/dining room
- Cul de Sac location
- Garden to rear
- Off road parking with single car garage
- Conveniently positioned
- Conveniently positioned to the university and Singleton Hospital

Property Summary

In our opinion an opportunity to purchase a lovely 3 bedroomed centrally heated family home in a private cul de sac and located in this popular residential area. The accommodation briefly consists of an open plan lounge/dining room of good proportions, modern fitted kitchen/breakfast room, utility room and on the first floor there are three good sized bedrooms and a family bathroom.



Full Details

The Accommodation

Double glazed windows and doors throughout. Gas fired central heating system.

GROUND FLOOR

Front entrance porch via double glazed sliding door.

Hallway

With single radiator. Storage space under stairs.

Cloakroom

w.c. and wash basin. Door to kitchen and door to: -

Open Plan Lounge/Dining Room

Lounge Area

12' 11" x 16' 11" (3.94m x 5.16m) Feature stone fireplace and surround. Single radiator. Picture window to front. Dimmer switch for overhead lighting. Archway to: -

Dining Area

10' 4" x 11' 1" (3.15m x 3.38m) Single radiator. French doors leading to garden. Door to: -

Kitchen/Breakfast Room

11' 4" x 12' 8" (3.45m x 3.86m) An attractive kitchen with fully fitted base and wall units. Rangemaster oven and hob with extractor hood over. Single drainer sink unit. Integral dishwasher and fridge. Tiled Floor. Ceiling spot lights and other lighting to the units. Door to: -

Utility Room

6' 2" x 12' 0" (1.88m x 3.66m) Fitted base and wall units. Single drainer sink unit. Plumbed for washing machine. Separate larder and storage cupboard which houses the Worcester combi central heating boiler. Door to rear garden. Door to integral garage.

first floor

Landing

Single radiator. Tilt and turn window to side.





Bathroom

White suite including vanit unit incorporating w.c. and panelled bath with shower attachment. Wall mounted heated towel rail. Fully tiled surround. Overhead spot lighting. Airing cupboard.

Bedroom No. 1

13' 0" x 14' 0" (3.96m x 4.27m) Front bedroom. Fitted wardrobe with mirror fronted sliding doors. Single radiator.

Bedroom No. 2

9' 0" x 11' 5" (2.74m x 3.48m) Positioned to the rear of the house overlooking the garden. Single radiator.

Bedroom No. 3

11' 5" x 11' 5" (3.48m x 3.48m) With fitted wardrobe again overlooking the garden. Single radiator.



Outside

Easy to maintain rear garden with side pedestrian access. Raised paved area with ornate fencing. Steps to: - Patio, lawned garden, corner fountain, summer house. Interlocking paviour brick parking area to front and raised flower/shrub border.

Garage

Single car garage with up and over door. Power and light.

Services

Mains drainage, gas and electricity.

Rights of Way, etc.

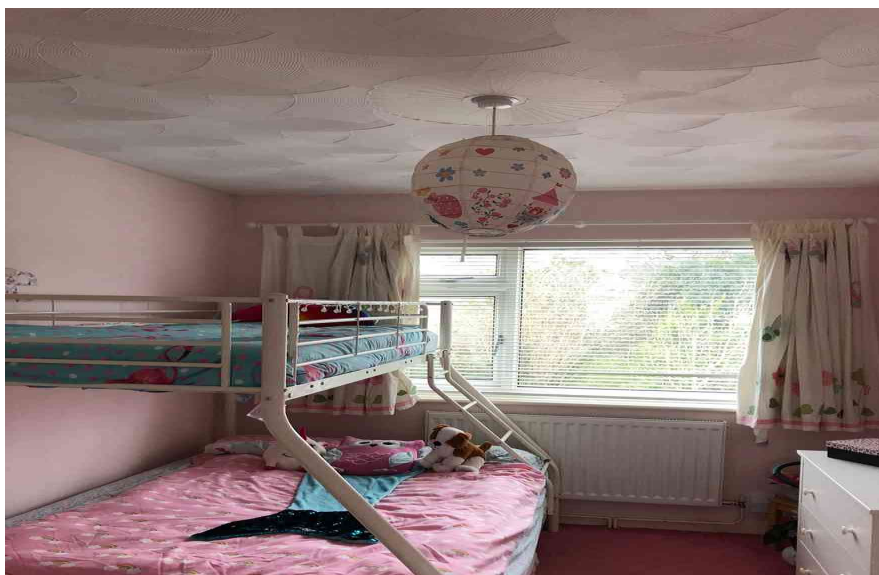
Sold subject to all existing rights of way, wayleaves and easements (if any).

Tenure

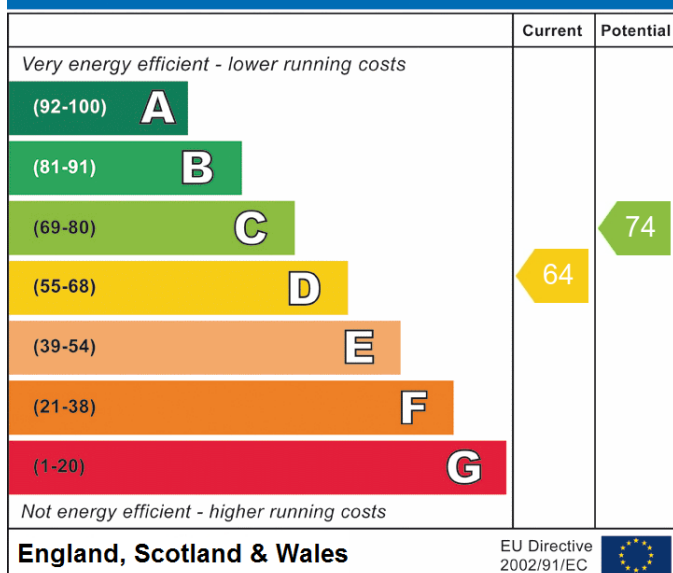
Freehold. Title Number CYM38428

Viewing

Strictly by appointment with the sole agents.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

