



# Attractive & spacious house

190 Gower Road, Sketty, Swansea, SA2 9HS

*RR* REES RICHARDS  
ESTABLISHED. 1845  
CHARTERED SURVEYORS, LAND & ESTATE AGENTS

savills



Attractive house on a sought after road • Offering generous accommodation space over 3 floors • 3 reception rooms, new kitchen dining room, conservatory • 5/7 bedrooms 2 bathrooms • Ample private parking • Easily maintained gardens & grounds • Perfect family home Or Home providing space for family & friends to stay

#### **Situation**

190 Gower Road is deceptively large property located on the sought after Gower Road in Sketty and within easy reach of local shops and amenities, schools, Singleton Hospital, Swansea University etc.

#### **Description**

190 Gower Road is an attractive period house thought to date c.1920s that has been tastefully renovated and refurbished over the years to provide a comfortable and spacious family home. The current owners have also utilised the 2nd floor to provide further accommodation space with an extra 2 rooms and a second bathroom with a Jacuzzi bath and separate shower.

#### **Accommodation Ground Floor**

The front entrance porch leads into the reception hall with doors leading off to the main reception rooms and a cloakroom off. On the right is the Reception room with fireplace and bay window overlooking the front garden area and forecourt. Adjacent is a second large reception room with character wood panelling and fireplace. Moving further along the hallway there is a dining room with servery hatch to the kitchen dining room.

The spacious kitchen dining room at the rear of the house is brand new and unused with quality fitted units, cooker hobs, extraction hood over, integrated oven and grill and space for further appliances. Steps lead up off the kitchen dining room to a light conservatory overlooking the rear garden area.

#### **First Floor**

A fine staircase rises up from the reception hall to the first floor accommodation that includes five bedrooms, two overlooking the front, two the side and one the rear. These bedrooms share the use of a family bathroom with bath and separate shower.

#### **Second Floor**

Stairs continue to the second floor to an excellent space that has been created by the owners to provide a further two rooms/bedrooms (one with cloakroom) and an impressive bathroom suite with Jacuzzi bath and a separate shower.







### Externally

The property enjoys a private forecourt to the front with ample parking area for several vehicles. Steps leads up passing a flower border to a raised patio area. Another large patio area is situated at the rear of the house off the conservatory. Another decked area and BBQ area are also perfect for alfresco dining. Beyond is an easily maintained lawned garden area

### General Remarks and Stipulations

#### Fixtures & Fittings

Unless specifically described in these particulars, all fixtures & fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the vendor's agents.

### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/ bridleways.

### Plans, Areas and Schedules

Any available plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### Viewing

Viewing by appointment with Savills or Rees Richards & Partners.

190 Gower Road, Sketty, Swansea  
Gross internal area (approx) 2,846 sq ft / 264 sq m

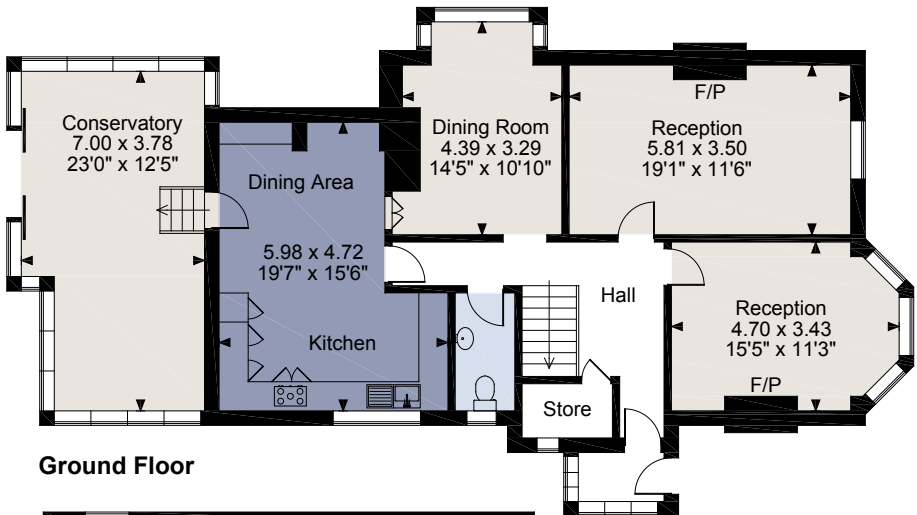


savills

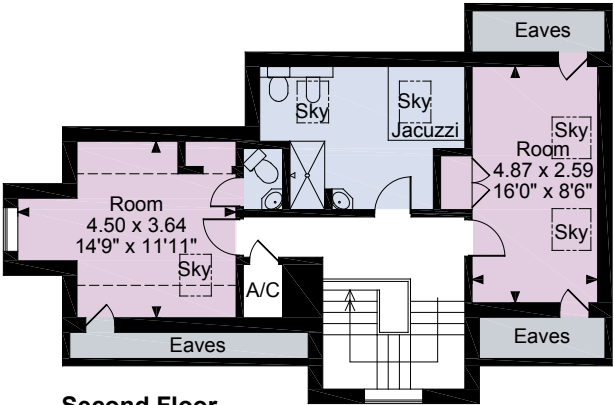
savills.co.uk

**Savills Cardiff**  
savills.co.uk  
**02920 368 930**  
cardiff@savills.com

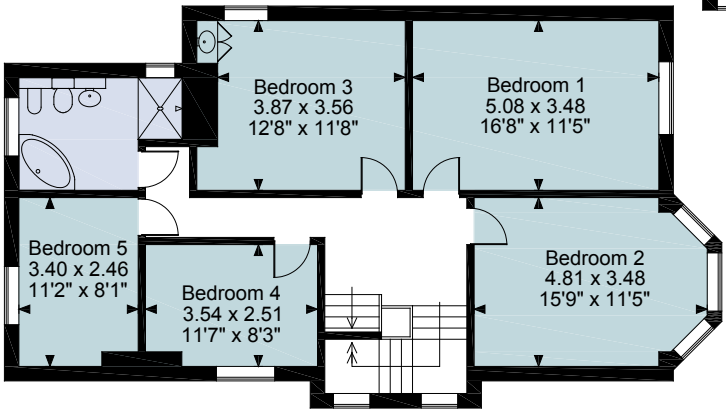
**Rees Richards & Partners**  
reesrichards.co.uk  
**01792 650705**  
post@reesrichards.co.uk



Ground Floor

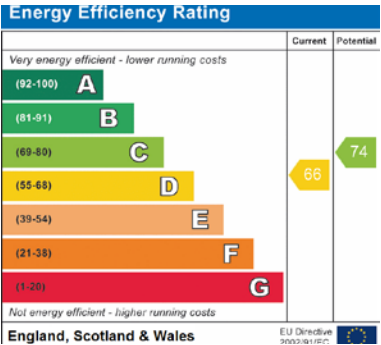


Second Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
Denotes restricted head height.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8394326/TFE



For identification only. Not to scale. ©150819DR

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

