



**2 Gower Road**  
, Sketty, SA2 9BY  
**£1,200 PCM**



3



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2



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## 2 Gower Road , Sketty, SA2 9BY

A 3 BEDROOM UNFURNISHED FAMILY HOME which is an EXCELLENT LOCATION FOR ACCESS TO SINGLETON HOSPITAL and SWANSEA UNIVERSITY SINGLETON CAMPUS and has been REFURBISHED THROUGHOUT WITH NEW CARPETS AND FLOORING

Located on Gower Road this 3 Bedroom Family Home is located on a Main Bus Route to the City Centre and is within close proximity of Singleton Hospital and the University Singleton Campus. From the Entrance Hall there are Two Reception Rooms, and a New Fitted Kitchen which is equipped with an Integrated oven and Hob. The 3 Bedrooms and the Family Bathroom with Over Bath Shower are located on the First Floor and the property has Gas Central Heating. Additional benefits include a DETACHED SINGLE GARAGE with rear access from Eversly Road.

FOR VIEWING APPOINTMENTS PLEASE  
CALL SMITHS LETTINGS  
COUNCIL TAX BAND D

### Entrance Hall

4'0" x 3'8" (1.231 x 1.130)

### Reception Room 1

12'4" x 10'1" (3.769 x 3.088)

### Reception Room 2

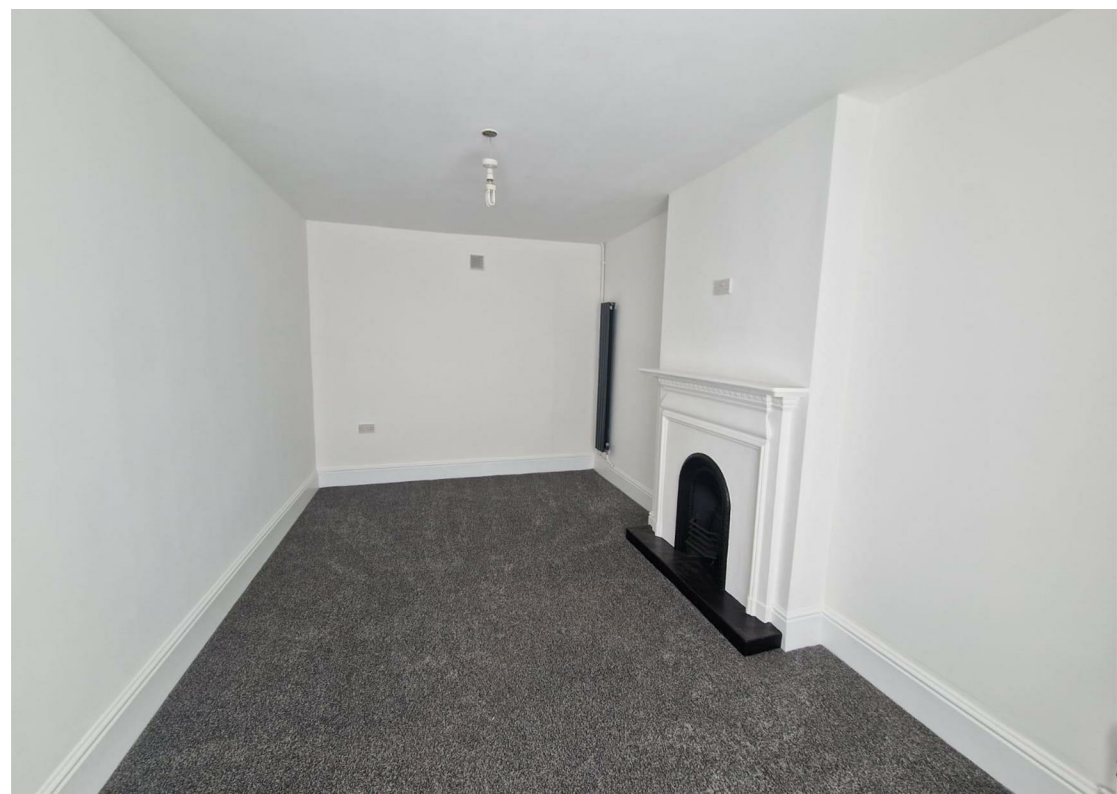
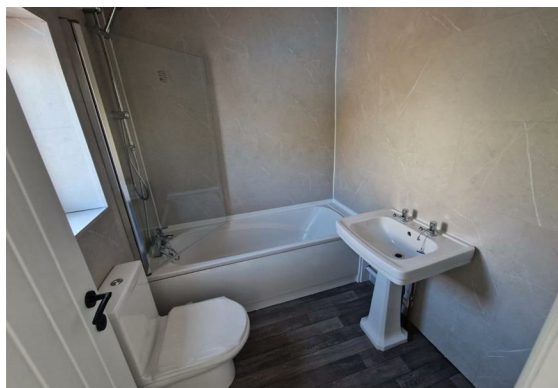
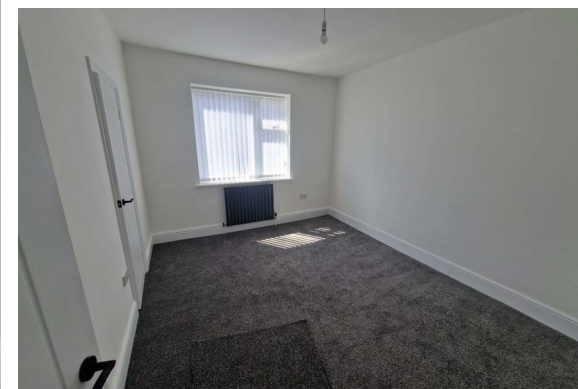
15'9" x 9'1" (4.822 x 2.784)

### Bedroom 1

12'4" x 10'3" (3.779 x 3.131)

### Bedroom 2

9'8" x 9'2" (2.964 x 2.818)







**Bedroom 3**

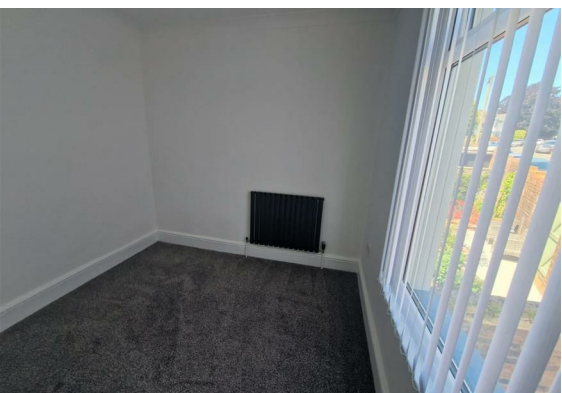
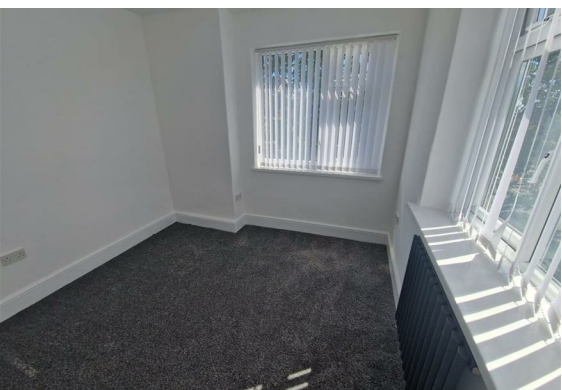
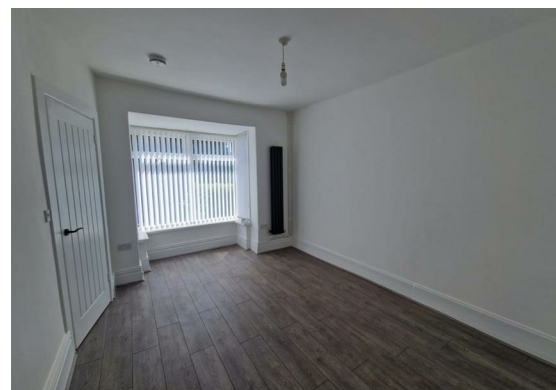
8'9" x 7'3" (2.671 x 2.213)

**Bathroom**

6'8" x 5'10" (2.053 x 1.779)

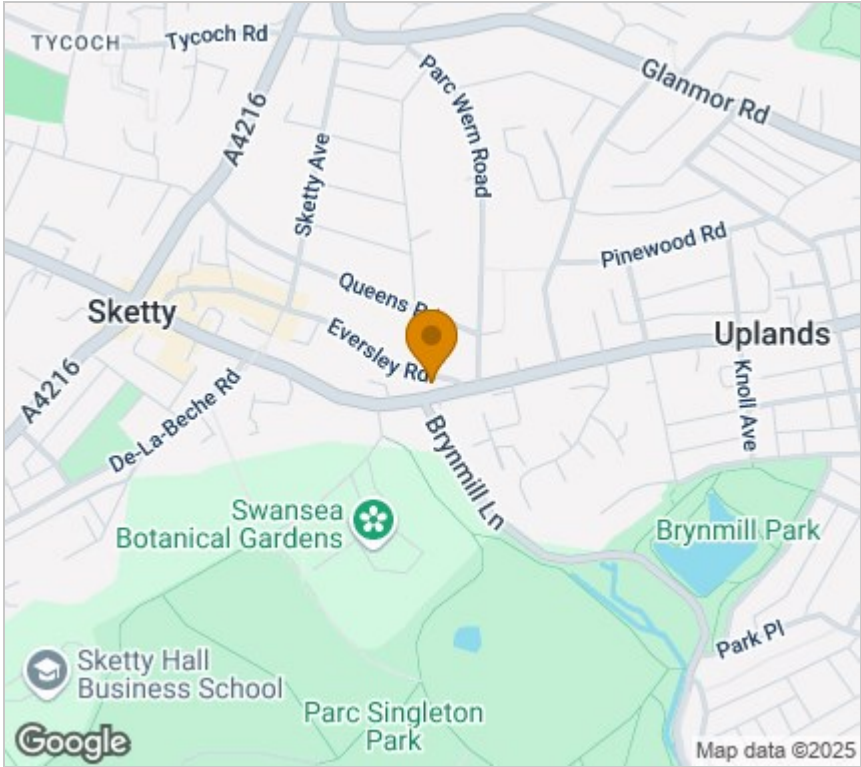
**Kitchen**

10'0" x 8'6" (3.052 x 2.600)

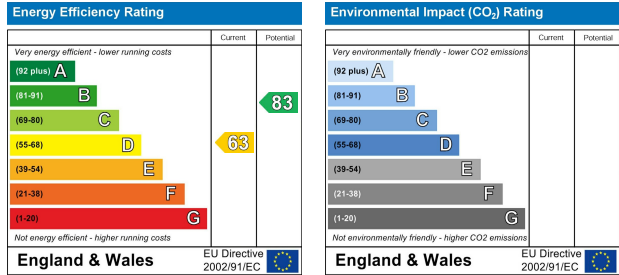


Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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