



## 38 Glanmor Road, Uplands, Swansea, SA2 0PT

**£525,000**

Set within the ever-popular area of Uplands, this attractive four-bedroom detached home offers generous and versatile living accommodation, combined with a wealth of traditional features and charm throughout. Ideally positioned, the property is just a short walk from Cwmdonkin Park and the vibrant Uplands area, offering a wide range of amenities including independent shops, cafés, restaurants, bars, well-regarded schools, and excellent transport links into Swansea city centre. The accommodation briefly comprises a welcoming entrance hallway leading to three well-proportioned reception rooms, with the rear lounge benefiting from a door that leads out to the garden, providing flexible space for both family living and entertaining. The property retains a number of original features, adding character and warmth. The ground floor further benefits from a convenient downstairs WC. To the first floor, there are four bedrooms, including a spacious master bedroom with its own en-suite bathroom. A shower room serves the remaining bedrooms, offering practicality for family living. Externally, the property enjoys a delightful rear garden, featuring a patio area, lawn, and an array of mature shrubs and trees, creating a peaceful and private outdoor space—ideal for relaxing or entertaining. An opportunity to acquire a substantial detached home in one of Swansea's sought-after locations and viewing is highly recommended.

## The Accommodation Comprises

### Ground Floor

#### Hall



Entered via a door to the front, featuring a charming bay window to the side which allows for plenty of natural light, complemented by a picture rail. A staircase leads to the first floor, radiator.

#### WC



Two piece suite comprising, wash hand basin and WC. Tiled splashback.

#### Dining Room 12'5" x 15'5" (3.78m x 4.69m)



A front facing room featuring a triple glazed bay window to the front providing partial sea views. along with additional double glazed windows to the front and side, allowing for an abundance of natural light. The room includes an electric fire set within a feature surround, a picture rail and two radiators.

#### Cwtch 13'1" x 10'5" excluding built-in storage cupboards (3.99m x 3.18m excluding built-in storage cupboards)



A versatile space leading into the kitchen, currently used as a breakfast/sitting area. Featuring a double glazed window to the side, substantial built-in storage cupboards, radiator, and open-plan access through to the kitchen, creating a sociable and functional layout.

### Kitchen 16'6" x 6'5" (5.04m x 1.96m)



Fitted with a range of wall and base units with worktop space over, incorporating a 1½ bowl sink unit and tiled splashbacks. There is plumbing for both a washing machine and dishwasher, along with space for a fridge/freezer. The kitchen also benefits from a built-in eye-level electric double oven, a four-ring gas hob with extractor hood over, and tiled flooring. Additional features include a wall-mounted boiler, radiator, and double glazed windows to the side and rear, with a double glazed door providing access to the rear garden.

### Lounge 18'9" x 13'3" 20'11" max (5.73m x 4.05m 6.38m max)



A charming and light-filled lounge featuring a double glazed window to the side, along with double glazed windows and a door to the rear providing direct access

to the garden. The room benefits from an abundance of natural light and is complemented by an electric fire set within an attractive wooden surround with matching built-in seating, creating a cosy focal point. Further features include a picture rail and a radiator, enhancing both character and comfort.



### First Floor

#### Landing

Access to the partially boarded loft which provides useful additional storage space.

### Bedroom 1 15'10" x 14'7" (into bay) (4.83m x 4.45m (into bay))



Triple glazed bay window to front and provides panoramic sea views., range of built-in wardrobes and cupboards with dressing table and wall mirror, two radiators, door to the en-suite bathroom.

**En-suite Bathroom 12'3" x 4'9" (3.73m x 1.45m)**



Three piece suite comprising, bath, wash hand basin and WC, fully tiled walls, double glazed window to front, radiator.

**Bedroom 2 12'0" x 13'2" (3.65m x 4.02m)**



Double glazed window to side, picture rail, radiator, large airing cupboard containing additional radiator.

**Bedroom 3 16'6" x 10'5" (5.04m x 3.17m)**



Double glazed window to rear, built-in storage cupboard, picture rail, radiator.

**Bedroom 4 8'10" x 9'3" (2.69m x 2.81m)**



Currently used as an office with a double glazed window to rear, picture rail, radiator.

### Shower Room 8'8 x 6'3 (2.64m x 1.91m)



Three piece suite with comprising, wash hand basin, tiled cubicle area and WC. Tiled walls, radiator, frosted double glazed window to side.

### External



To the front of the property, there is a paved pathway leading to the entrance, alongside a well-maintained lawned garden and a driveway providing off-road parking for a family car. The rear garden is arranged over levels, with steps leading to a lawned area and two patio areas ideal for outdoor seating. The garden is further enhanced by mature shrubs and trees, along with a useful garden shed, creating a pleasant and private outdoor space.

### Basement 20'5 x 14'3 (6.22m x 4.34m)



A versatile basement space offering excellent potential for a wide range of uses, benefitting from two windows to the front that provide natural light. The area is equipped with power and lighting, making it ideal for storage, a workshop, or further development subject to the necessary consents.

### Rear Garden



### Aerial Images



### Agents Note

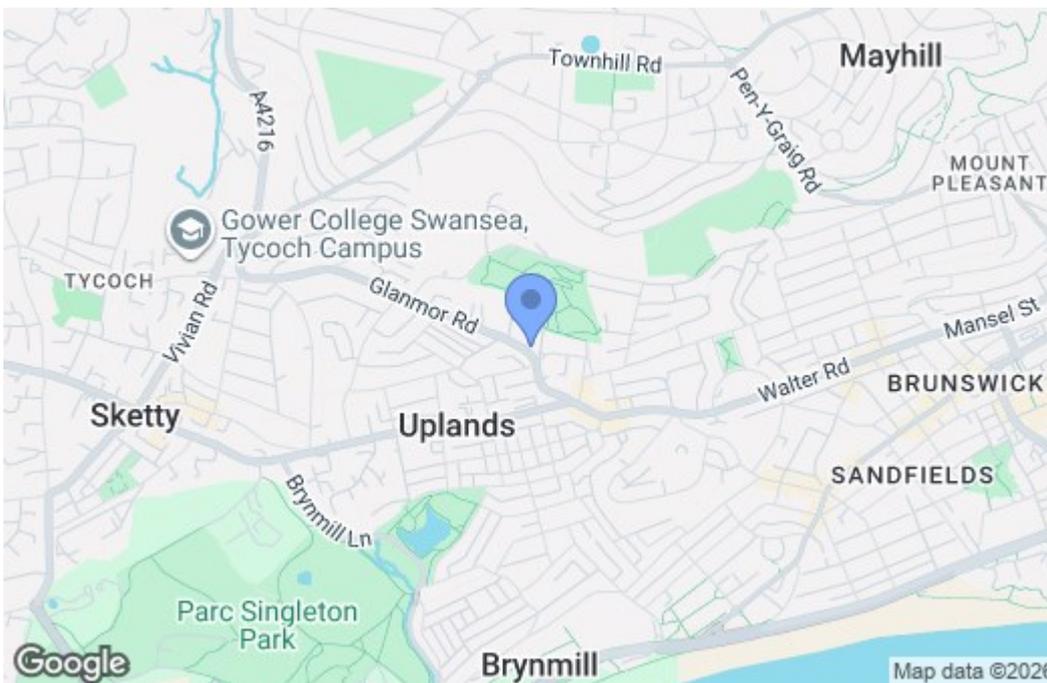
Tenure - Freehold  
Council Tax Band - F  
Services - Mains electric. Mains sewerage. Main Gas.  
Mains Meter

Parking - Driveway, Permit parking  
Mobile coverage -EE Vodafone Three O2  
Broadband - Full Fibre broadband has been installed  
Satellite / Fibre TV Availability - BT Sky Virgin

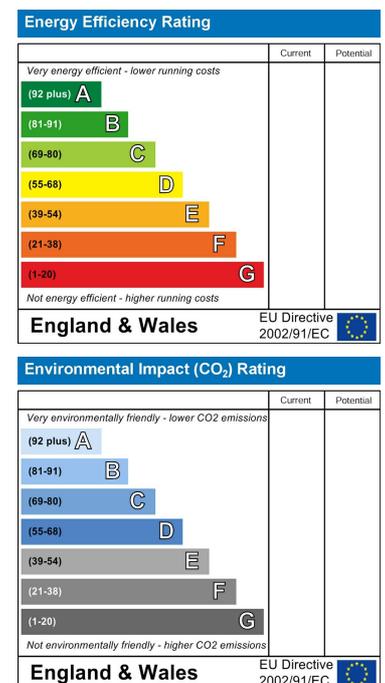
## Floor Plan



## Area Map



## Energy Efficiency Graph



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