

110 Glen Road, West
Cross, Swansea, City
& County Of Swansea,
SA3 5QJ

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 **ASTLEYS**
SALES AND LETTINGS



110 Glen Road, West Cross, Swansea, City & County Of Swansea, SA3 5QJ

£350,000



Offered to the market with no onward chain, this spacious four-bedroom semi-detached home enjoys beautiful sea views over Swansea Bay from the rear and is perfectly positioned close to the vibrant village of Mumbles. Set on a generous plot of 0.10 acres and offering a floor area of approximately 1,472 square feet, the property provides versatile accommodation across three levels.

The ground floor welcomes you with a hallway leading to a comfortable lounge and a fourth bedroom, which benefits from an adjoining wet room, offering flexibility for guests or multi-generational living. On the first floor, there are three well-proportioned bedrooms and a family bathroom. The lower ground floor hosts a bright kitchen and dining area, creating an inviting space for entertaining or family gatherings.

To the front of the property, there is a raised off-road parking area for one vehicle, with steps leading down, as well as gated access to a wheelchair accessible ramp. This leads to a paved patio complemented by a lawn, mature shrubs, and plants, creating a peaceful outdoor setting. There is also convenient side access that leads to the rear garden and a useful shed.

The rear garden offers a lovely green space with lawn, mature shrubs, and trees, along with the added attraction of sea views across Swansea Bay. This outdoor area is ideal for relaxing or enjoying the natural surroundings, while the nearby amenities of Mumbles, including shops, cafes, and the seafront, are within easy reach. This property presents an excellent opportunity for those seeking a family home or investment in a sought-after coastal location.



Entrance

PVC door into a large hallway.

Hallway

With a door to the lounge. Door to bedroom four/wet room. Stairs leading down to the lower ground floor and staircase up to first floor.

Lounge

24'3" x 13'2"

Double glazed bay window to the front and a double glazed window to the rear with views over the garden and also over the bay. Gas fire. Two radiators.

Lounge

Lounge

Bedroom Four/Wet Room

14'10" x 14'7"

You have a double glazed window to the front. Double glazed window to the rear. Radiator. W/C with wash hand basin and a small double glazed window to the rear with a wall mounted towel rail. You also have a shower area.

Bedroom Four/Wet Room

Bedroom Four/Wet Room

First Floor

Landing

With doors to the bedrooms. Door to the bathroom.

Bathroom

7'2" x 8'6"

With a frosted double glazed window to the rear. Frosted double glazed window to the front. You have a bath with shower over. WC. Wash hand basin.

Bedroom One

11'2" x 11'11"

You have a double glazed window to the rear offering sea views over Swansea Bay. Radiator. Doors to fitted wardrobes.

Bedroom One

Bedroom One

Bedroom Two

10'8" x 13'3"

You have a double glazed window to the front. Fitted wardrobes. Radiator.

Bedroom Two

Bedroom Three

8'5" x 7'1"

With a double glazed window to the front. Radiator.



Bedroom Three

Lower Ground Floor

Kitchen

14'10" x 15'0"

With an opening to the dining room. Set of glazed windows to the rear. Range of base and wall units, running work surface incorporating a sink and drainer unit. Space for washing machine and dishwasher. You also have a freestanding Beko cooker and hob. Radiator.

Kitchen

Kitchen

Dining Room

11'0" x 13'1"

Double glazed PVC French door to the rear garden. Radiator. Electric fire.

Dining Room

External

Aerial Aspect

Aerial Aspect

Another Aspect

Another Aspect

Front

You have a raised off-road parking area for one vehicle. Stairs down. Gated access down through a wheelchair accessible ramp to a paved patio with grassed area, shrubs and plants. You also have a side access down to the back of the property and to a shed.

Rear

Sea views with access to a shed. Lawned area with shrubs, plants and some trees.

Rear

Rear

Rear

Services

Mains electric. Mains sewerage. Mains water. Mains gas. Broadband type - full fibre. Mobile phone coverage available with EE, O2 Three & Vodafone.

Council Tax Band

Council Tax Band - F

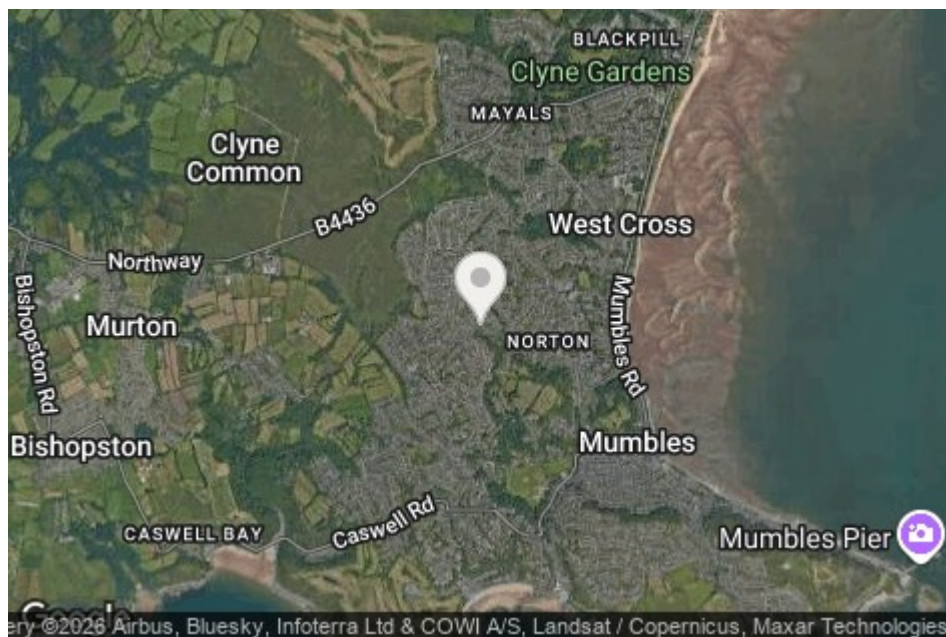
Tenure

Leasehold (911 years left)

Agents Note

Any works must be approved by the leaseholder.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 136.8 sq. metres (1472.1 sq. feet)

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Plan produced using PlanUp.