

50 Glen Road, West  
Cross, Swansea, SA3  
5PS

 3

 1

 1



# 50 Glen Road, West Cross, Swansea, SA3 5PS

£345,000

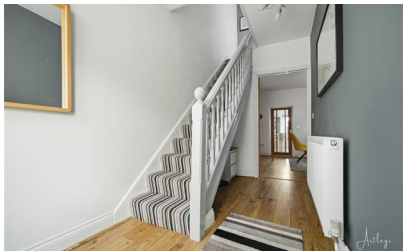


This splendid home, offered with no onward chain, presents rare ease of moving in and genuine peace of mind. Set on a plot of approximately 0.04 acres, it extends to just over 1,023 sq ft and combines generous proportions with practical comforts. Parking is arranged to the rear, accessed via a lane, and to the front you'll find a well-tended garden with both lawn and paved seating areas, flanked by a mixed planting of shrubs and perennials. A gravelled terrace adds flexibility for further seating or pots.

Stepping through a porch into the hallway, you are greeted by a sense of space and light. To your right, the living/dining room offers a versatile and sociable environment, with room for both relaxed lounging and formal meals. Beyond, the lounge offers a quieter retreat, and the kitchen serves as a hub for everyday living, with thoughtful planning and direct views over the rear garden. Upstairs are three well-proportioned bedrooms and a family bathroom; all rooms are comfortable and arranged with circulation and natural light in mind.

Outdoors, the front garden is a delight: the patio area accommodates tables and chairs comfortably, while the lawn and planting lend a sense of softness and seasonal interest. Rear access leads you to a second patio, ideal for summer evenings, and to a detached shed. The rear lane offers private access for two vehicles.

The setting is equally appealing. You are within walking distance of West Cross Woodland, where a newly upgraded children's play area and woodland paths offer a quiet green space close to home. The shoreline of Swansea Bay lies nearby, its promenade and sands offering leisurely walks or beach days on a whim. Just beyond are the botanical splendours of Clyne Gardens, spreading over 19 hectares with pond and woodland walks, much loved by locals for daily escape.



#### Entrance

Is via a frosted double-glazed PVC door into the porch.

#### Porch

With a set of frosted double-glazed windows to the front. Frosted double-glazed PVC door with frosted double-glazed side panel into the hallway. Tiled floor.

#### Hallway

With stairs to the first floor. Radiator. Door to the living/dining room.

#### Living/Dining Room

11'10" x 17'4"

With a double-glazed PVC door to the rear garden. Radiator. Door to the kitchen. Opening to the lounge.

#### Living/Dining Room

#### Lounge

11'10" x 11'1"

With a double-glazed window to the front. Radiator. Feature wood burner set on slate hearth set in fireplace.

#### Lounge

#### Kitchen

12'9" x 10'7"

You have a set of double-glazed windows to the side. Double-glazed sliding door to the rear. A beautifully appointed kitchen fitted with a range of base and wall units. Running wood block work surface incorporating a one-and-a-half bowl stainless steel sink and drainer unit. Four ring gas hob with oven and grill under. Extractor hood over. Integral dishwasher. Integral washing machine. Space for fridge freezer. Breakfast island. Tiled floor. Spotlights.

#### Kitchen

#### First Floor

#### Landing

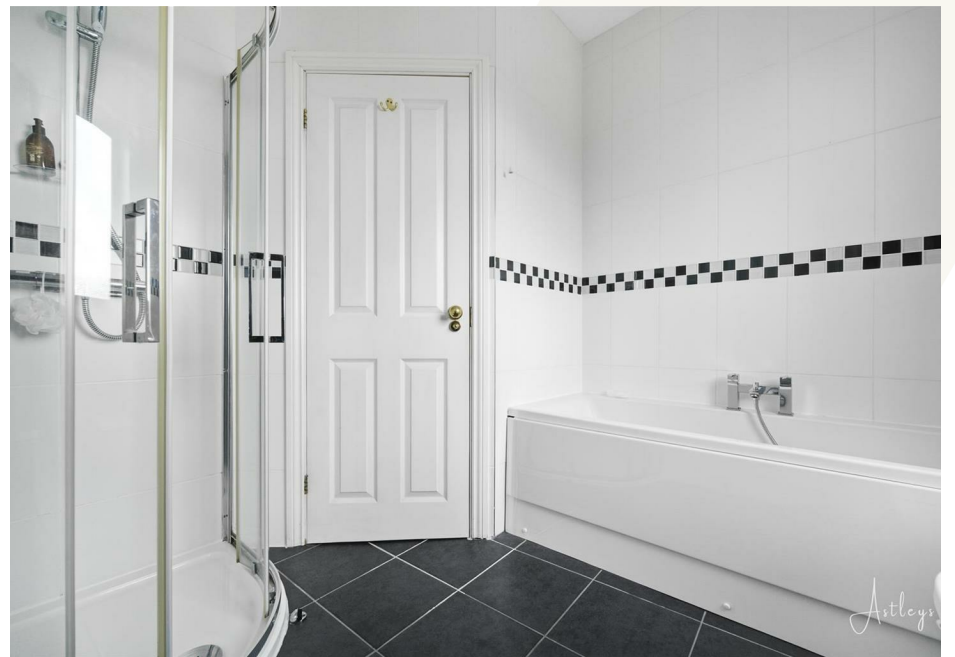
You have loft access. Door to bathroom. Doors to bedrooms.

#### Bathroom

8'7" x 7'9"

With a frosted double-glazed window to the rear. Well-appointed bathroom suite comprising bathtub. Corner shower cubicle. WC. Wash hand basin. Tiled floor. Tiled walls. Chrome heated towel rail. Spotlights. Extractor fan.

#### Bathroom



**Bedroom One**

10'6" x 11'9"

You have a double-glazed window to the front and a radiator.

**Bedroom One**

**Bedroom Two**

11'11" x 9'0"

You have a double-glazed window to the rear and a radiator.

**Bedroom Two**

**Bedroom Three**

12'3" x 6'7"

You have a double-glazed window to the front and a radiator.

**External**

**Aerial Aspect**

**Aerial Aspect**

**Aerial Aspect**

**Front**

You have a lawned garden and a patio seating area with room for tables and chairs. Gravelled area with room for tables and chairs also. The front garden is home to a variety of flowers and shrubs.

**Rear**

You have a patio seating area again with room for tables and chairs. Detached garden shed and parking for two vehicles via rear lane access.

**Parking**

**Services**

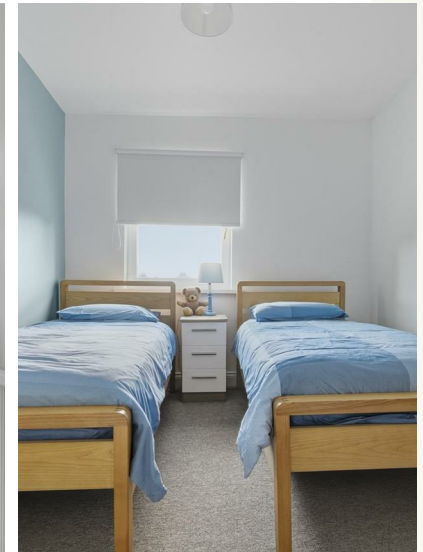
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - full fibre. Mobile phone coverage available with EE, O2, Three.

**Council Tax Band**


Council Tax Band - D

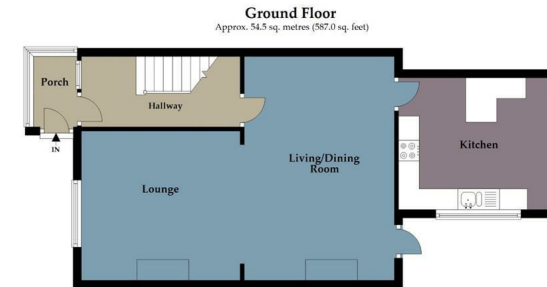
**Tenure**

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>88</b>
	<b>56</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 95.1 sq. metres (1023.6 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.