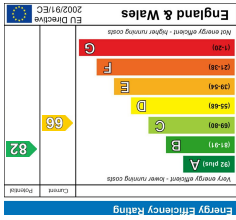
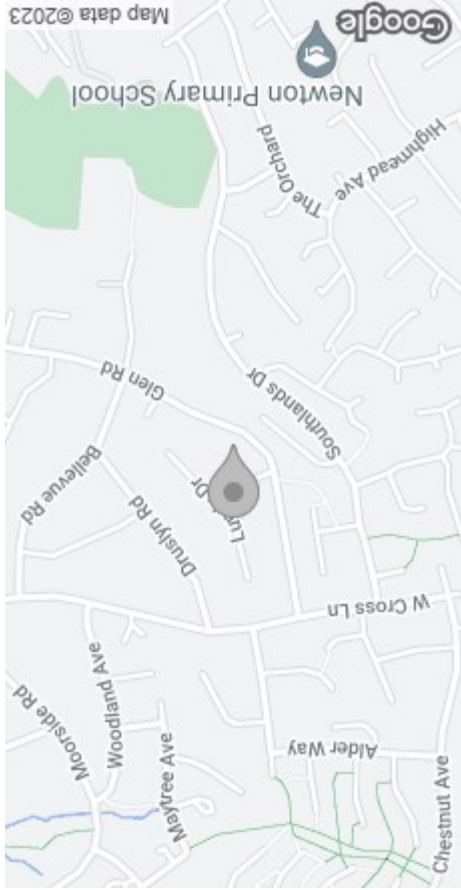




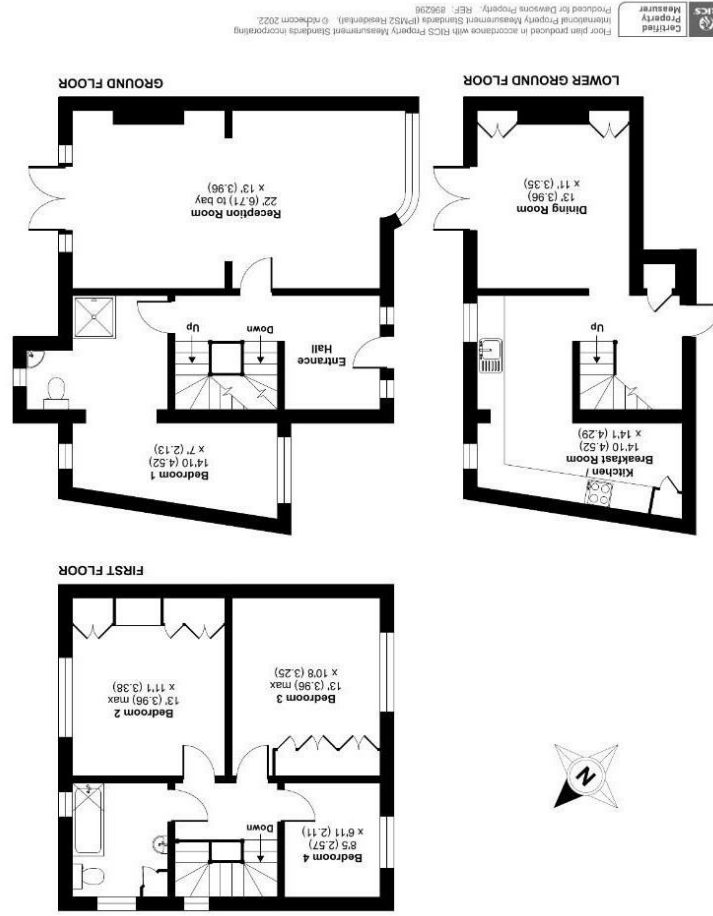
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Glen Road, West Cross, Swansea, SA3  
 Approximate Area = 1490 sq ft / 138.4 sq m  
 For identification only - Not to scale

FLOOR PLAN



110 Glen Road  
 West Cross, Swansea, SA3 5QJ  
 Asking Price £370,000





## GENERAL INFORMATION

We are delighted to offer for sale this four bedroom semi detached home set on three floors with sea views towards Swansea Bay from the rear aspect. Situated in the popular location of West Cross within walking distance to the scenic seafront promenade and easy access to Mumbles with its bustling shopping scene of boutiques, salons and cafe/bars. The property itself briefly comprises: entrance hall, lounge and bedroom benefitting from open plan shower facilities. To the lower floor is a kitchen and dining room. To the first floor are three bedrooms and a family bathroom. Externally to the front is off road parking along with a pathway leading to the garden and the property. To the rear is a patio seating area leading to an enclosed garden laid to lawn. Viewing is recommended. EPC - D. Leasehold - 999 years from 29/09/37 with 962 years remaining. Ground Rent: £7 p.a. Council Tax Band - F.

## FULL DESCRIPTION

### Entrance

Enter via double glazed front door into:

### Hallway

Double glazed window to front. Stairs to first floor and lower floor. Radiator. Rooms off.

### Lounge

22'0 to bay x 13'0 (6.71m to bay x 3.96m)  
Double glazed window to front providing an abundance of natural light, creating a bright and airy feel. A feature fireplace housing gas fire set within a marble effect surround and hearth is a charming focal point and adds character to the room. Double glazed French doors to rear enjoying wonderful sea views. Two radiators. Coved ceiling.

### Bedroom One with en-suite disability facilities

Double glazed windows to front and rear. Radiator. Facilities include walk in shower cubicle and separate area with double glazed window to rear, low level W.C and wall mounted wash hand basin. Wall mounted chrome towel heater. Part tiled walls.

### Stairs To Lower Floor

### Hallway

Under stairs storage. Further storage area. Wood effect flooring. Open plan into:



### Kitchen

14'10 x 14'1 (4.52m x 4.29m)

Two double glazed windows to rear. Fitted with a range of wall and base units with complementary work surfaces over, incorporating stainless steel bowl and a half sink and drainer unit with mixer tap and directional sprayer. Space for fridge/freezer, dishwasher and cooker with extractor above. Space and plumbing for washing machine. Two radiators. Wood effect flooring.

### Dining Room

13'0 x 11'0 (3.96m x 3.35m)

Double glazed French doors to rear connecting the garden and home beautifully. Wall mounted gas fire. Space to accommodate large dining table. Radiator.

### Stairs To First Floor

### Landing

Stained glass window to side. Access to loft space. Rooms off.

### Bedroom Two

13'0 max x 11'1 (3.96m max x 3.38m)

Double glazed window to rear with sea views across Swansea Bay. Built in wardrobes. Radiator.

### Bedroom Three

13'0 max x 10'8 (3.96m max x 3.25m)

Double glazed window to front. Built in wardrobes. Radiator.

### Bedroom Four

8'5 x 6'11 (2.57m x 2.11m)

Double glazed window to front. Built in wardrobes. Radiator.

### Bathroom

Double glazed privacy windows to side and rear. Three piece suite comprising low level W.C, wash hand basin set over vanity unit and panel bath with shower over. Wall mounted chrome towel heater. Built in cupboard housing gas central heating boiler and radiator. Fully tiled walls and flooring. Spotlights to ceiling.

### External

To the front of the property is a paved driveway providing off road parking. A pathway leads to the property entrance with the remainder of the garden laid to lawn housing a variety of mature shrubs and trees. To the rear a paved patio terrace lies adjacent to the property offering the perfect setting to sit and relax enjoying sea views across Swansea Bay. Steps lead down to the main body of the spacious garden which is laid to lawn bordered with mature plants shrubs and trees. Fully enclosed to all sides, enjoying a good degree of privacy. A brick built storage shed with electricity supply is a wonderful addition to the space.

