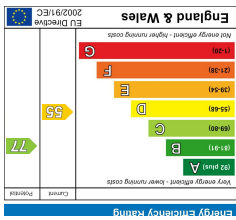




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2021



EPC



AREA MAP



FLOOR PLAN



50 Glamor Park Road  
 Sketty, Swansea, SA2 0QE  
**£360,000**



## GENERAL INFORMATION

An immaculate and well presented three bedroom traditional style semi detached property situated in the desirable location of Sketty. This bright and airy home comprises welcoming entrance hallway, lounge, dining room, kitchen/ breakfast room and cloak room to the ground floor, two double bedrooms, single bedroom and a stylish family bathroom on the first floor. Benefits include uPVC double glazing, gas central heating, enjoying a pleasant front garden and a beautifully enclosed laid to lawn rear garden with a patio seating area and garden shed. This stunning property would make an ideal family home within Sketty and Olchfa school catchment areas. Offering easy access Sketty Cross, Singleton hospital, Swansea Uni and the sea front. Internal viewing advised to appreciate the standard of accommodation. EPC - D.

## FULL DESCRIPTION

### ENTRANCE

Enter via a uPVC glass panelled door into:-

### HALLWAY

Enter into a light and airy welcoming hallway comprising coved ceiling, under stairs storage cupboard, radiator Oak flooring, uPVC double glazed stain glass window to side, stairs to first floor.

### CLOAK ROOM

Two piece suite comprising low level w.c, wall mounted wash hand basin, splash back tiles, Oak flooring, spot lighting, uPVC double glazed window to side.

### LOUNGE

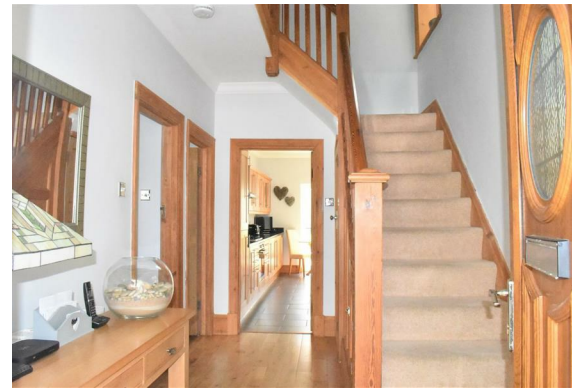
16'0" x 13'3" (4.88 x 4.05)

UPVC double glazed bay window to front, coved ceiling, alcoves, feature fire and radiator.

### DINING ROOM

16'2" x 11'11" (4.95 x 3.65)

UPVC double glazed bay window to rear, coved ceiling, alcoves, feature fire, radiator and herring bone wood flooring.



### KITCHEN/ BREAKFAST ROOM

18'2" x 9'0" (5.55 x 2.76)

Fitted with a range of wall and base units with tempered work surface over, set in stainless steel sink and drainer with mixer tapes, built under electric oven, with five ring gas hob, chimney style extractor fan over, integrated fridge freezer, integrated dishwasher, integrated washing machine, spotlighting, coved ceiling, radiator, tiled flooring, uPVC double glazed window to side, uPVC double glazed glass panelled door to side, uPVC double glazed french door to rear.

### FIRST FLOOR

#### LANDING

Loft access, storage cupboard housing boiler (uPVC double glazed window to side), uPVC double glazed stained glass window to side.

#### MASTER BEDROOM

16'1" x 12'1" (4.91m x 3.69m)

uPVC double glazed bay window to front, coved ceiling, alcoves, feature fire, radiator.

#### BEDROOM 2

13'10" x 11'11" (4.22m x 3.65m)

uPVC double glazed window to rear, coved ceiling, alcoves, radiator.

#### BEDROOM 3

9'4" x 8'5" (2.85m x 2.59m)

uPVC double glazed window to front, coved ceiling, radiator.

### BATHROOM

Four piece suite comprising double ended roll top claw foot bath, corner shower cubicle, low level w.c. pedestal wash hand basin, tiled walls, spotlighting, chrome wall mounted towel heater, tiled flooring, radiator, uPVC double glazed window to side, velux window to rear.

### EXTERNAL

#### FRONT

Laid to lawn with bordered mature shrubs.

#### REAR

Enclosed rear garden, laid to lawn, patio seating area, garden shed, side access.

### TENURE

FREEHOLD

