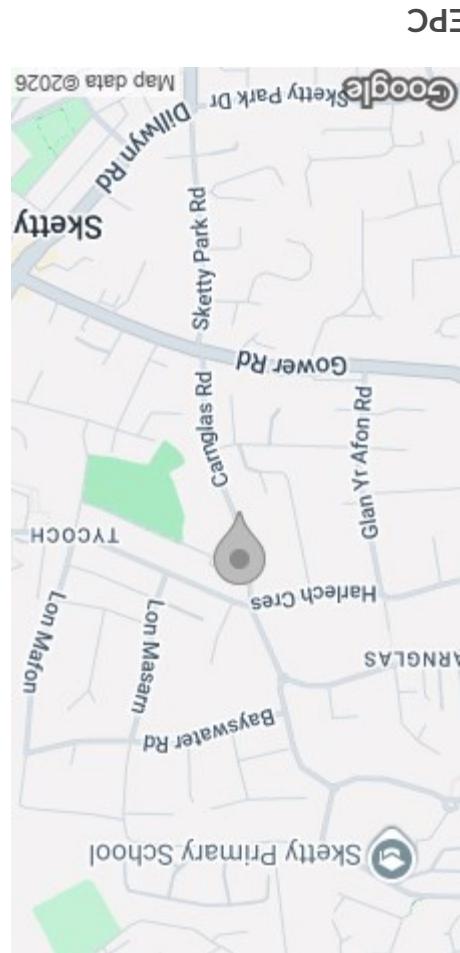
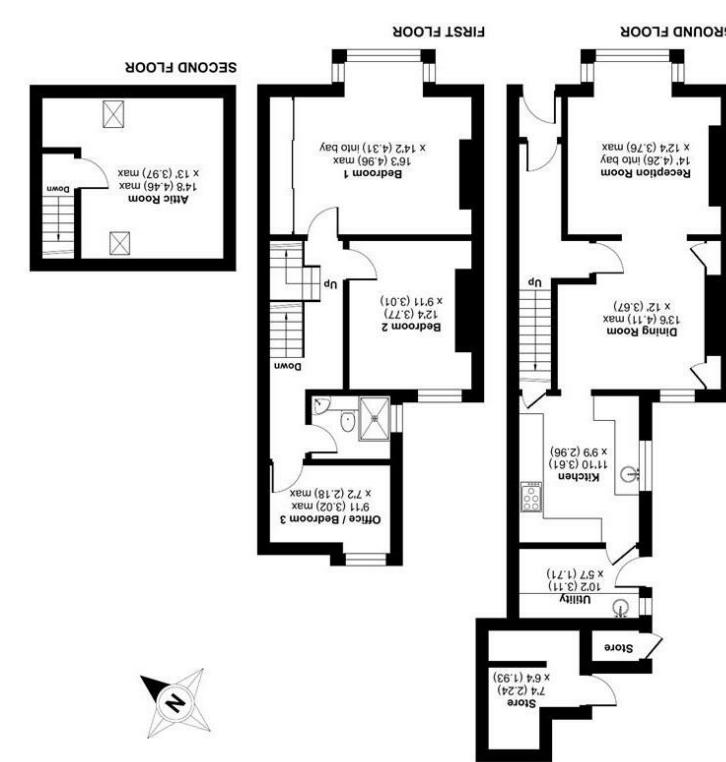


These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of a contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves as to their accuracy. No person in this firm's employment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



AREA MAP



Carnglas Road, Sketty, Swansea, SA2

FLOOR PLAN



47 Carnglas Road
Sketty, Swansea, SA2 9BL
Offers Around £290,000



GENERAL INFORMATION

Dawsons are delighted to present this truly lovely mid-terrace house, ideally positioned on the ever-popular Carnglas Road. The property enjoys a highly convenient location with easy access to local shops in Tycoch, Sketty Primary School, Olchfa Comprehensive School, Singleton Hospital and Park, as well as Swansea University.

The accommodation is well presented throughout and briefly comprises a welcoming entrance hallway, a front-facing lounge featuring a charming log burner, dining room, a modern kitchen fitted with a range of integrated appliances and a useful utility area. To the first floor are three bedrooms and a smartly fitted contemporary shower room. From the landing, a staircase leads to an attic room which, although not benefitting from building regulations, has been utilised by the current owners as an additional bedroom.

Further benefits include gas central heating and uPVC double glazing throughout. Externally, there is residents' permit parking to the front (two permits available via application to Swansea Council). To the rear, the property boasts a well-maintained garden with patio seating area and lawn, complemented by a variety of shrubs and plants, along with a useful external storage sheds and WC.

Viewing is highly recommended to fully appreciate the charm, space and convenient location this lovely home has to offer.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE VESTIBULE

HALLWAY

LOUNGE

13'11" into bay x 12'4" max (4.26 into bay x 3.76 max)



DINING ROOM

13'5" max x 12'0" (4.11 max x 3.67)



KITCHEN

11'10" x 9'8" (3.61 x 2.96)

UTILITY

10'2" x 5'7" (3.11 x 1.71)

FIRST FLOOR



LANDING SHOWER ROOM

BEDROOM 1

16'3" max x 14'1" into bay (4.96 max x 4.31 into bay)

BEDROOM 2

12'4" x 9'10" (3.77 x 3.01)

BEDROOM 3

9'10" max x 7'1" max (3.02 max x 2.18 max)

ATTIC ROOM

14'7" max x 13'0" max (4.46 max x 3.97 max)

EXTERNAL

FRONT - Courtyard and pathway to entrance door.

REAR - With patio, lawn and variety of shrubs and plants. Store shed and WC.

PARKING

Residence parking with up to 2 permits available by applying via Swansea Council.

TENURE

FREEHOLD

EPC

D

COUNCIL TAX

D

SERVICES

Mains gas, electric, water (billed) & drainage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

