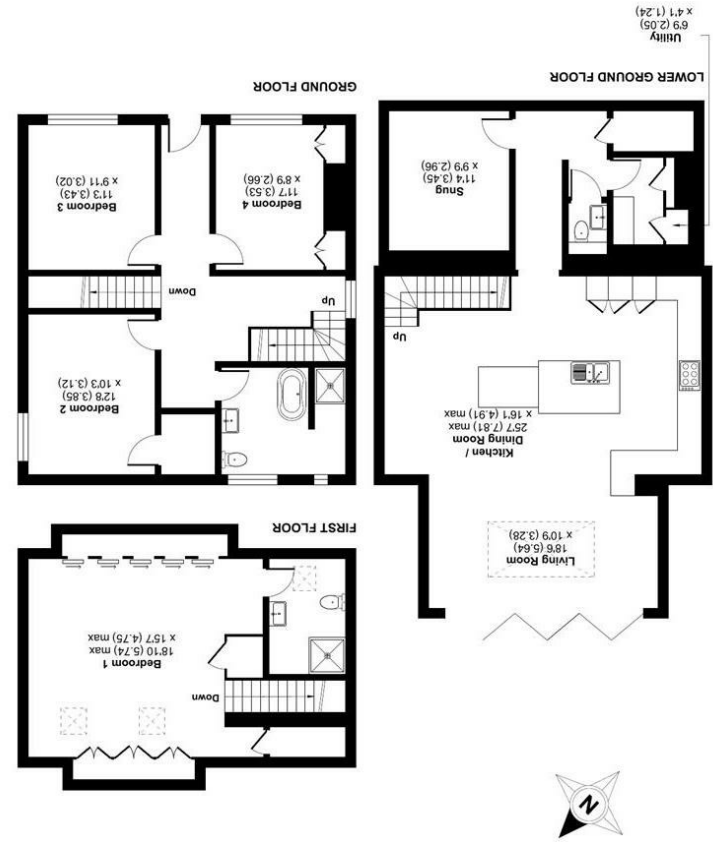


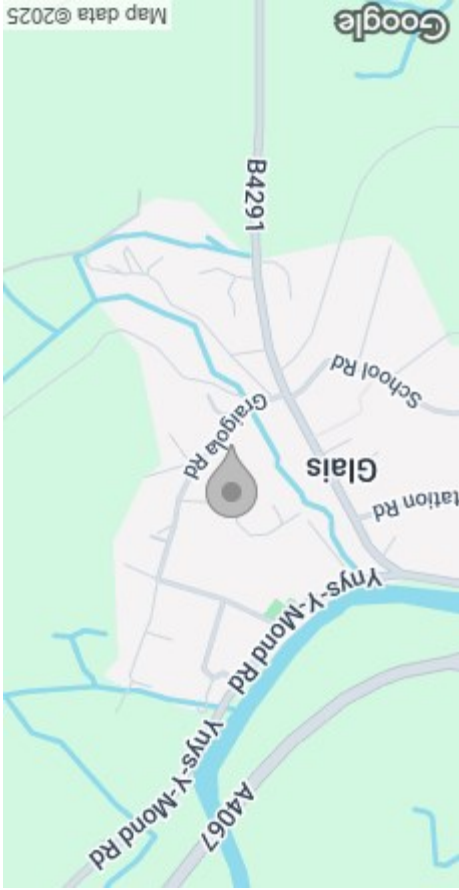
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Produced for Dawson's Property, REF: 1326653. © Redroom 2025.



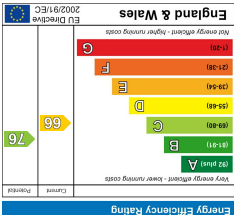
Graigola Road, Glais, Swansea, SA7

FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

** OFFERS OVER £550,000 **

Situated on the charming Graigola Road in Glais, Swansea, this immaculately presented detached house offers a perfect blend of modern living and comfort. Spanning three floors, the property boasts four spacious bedrooms, making it an ideal family home.

As you enter the lower ground floor, you are greeted by a contemporary kitchen that seamlessly opens into a bright and airy living room, creating a wonderful space for both relaxation and entertaining. The design is both functional and stylish, ensuring that every corner of the home is utilised to its fullest potential.

The property features two well-appointed bathrooms, providing ample facilities for family and guests alike. Each room has been thoughtfully designed, ensuring a harmonious flow throughout the home.

Step outside to discover a beautifully maintained rear garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The outdoor space is a true sanctuary, offering a peaceful retreat from the hustle and bustle of daily life.

Additionally, the property benefits from driveway parking, providing

FULL DESCRIPTION

- Entrance
- Hallway
- Bedroom Four
11'7 x 8'9 (3.53m x 2.67m)
- Bedroom Three
11'3 x 9'11 (3.43m x 3.02m)
- Bedroom Two
12'8 x 10'3 (3.86m x 3.12m)
- Bathroom
- Lower Ground Floor
- Kitchen/Dining Room
25'7 max x 16' max (7.80m max x 4.88m max)



Living Room
18'6 x 10'9 (5.64m x 3.28m)

Hallway

Snug
11'4 x 9'9 (3.45m x 2.97m)

Cloakroom

First Floor

Bedroom One
18'10 max x 15'7 (5.74m max x 4.75m)

Ensuite Shower Room

External

Parking
Driveway and garage.

Council Tax Band
D

EPC
D

Tenure
Freehold

Services
Mains electricity, gas and water.
Broadband - The current supplier is Sky.
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, 3.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

