



9 Glamor Road, Uplands, Swansea, SA2 0PX

£245,000

An exceptional opportunity to purchase this beautifully presented four bedroom mid terraced family home. The location is within walking distance of the vibrant Uplands district and delightful parks including Cwmdonkin, Singleton and Brynmill.

The accommodation comprises to the ground floor; porch leading to the main hallway, lounge, dining room, kitchen and shower room. To the first floor there are three bedrooms and the family bathroom. On the second floor you will find a large bedroom.

Externally is a rear garden with a lawn area, gravelled style patio and a gate with rear access to the lane behind.

The Accommodation Comprises

Ground Floor

Entrance

Via composite door.

Porch

Door to hallway.

Hallway

Doors to lounge, dining room, shower room and kitchen. Radiator, door to rear garden and stairs to first floor.

Lounge 11'9" x 12'11" (3.58m x 3.94m)



Triple glazed bay window to front, radiator.

Dining Room 11'8" x 10'2" (3.56m x 3.11m)



Double glazed window to rear, radiator.

Kitchen 11'5" x 10'8" (3.47m x 3.25m)



Double glazed window to side, fitted with a range of wall and base units with wooden worktop over, inset ceramic sink with mixer tap. Tiled floor and part tiled walls, double French doors leading to rear garden.

Shower room



Three piece suite comprising; wash hand basin, low level w/c and wet room style shower. Tiled walls, heated towel rail.

First Floor

Landing

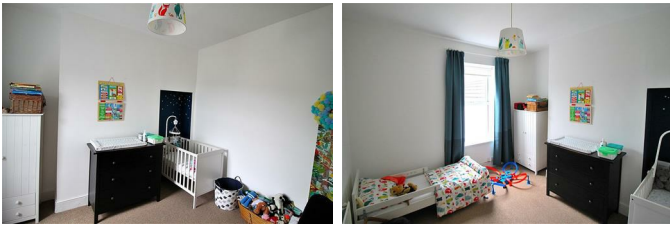
Doors to bathroom and bedrooms one, two and three. radiator, stairs to second floor.

Bedroom 1 11'2" x 16'6" (3.41m x 5.03m)



Triple glazed window to front, radiator.

Bedroom 2 15'8" x 9'9" (4.77m x 2.97m)



Double glazed window to rear, radiator.

Bedroom 3 11'8" x 4'9" (3.55m x 1.46m)



Double glazed window to rear, radiator.

Bathroom



Two double glazed frosted windows to side, three piece suite comprising; P shaped bath with shower over, wash hand basin and low level w/c. Tiled floor and part tiled walls, heated towel rail.

Second Floor

Landing

Two double glazed windows to rear.

Bedroom 4 18'9" x 16'6" (5.72m x 5.03m)



Skylight, triple glazed window to front, storage cupboard, radiator.

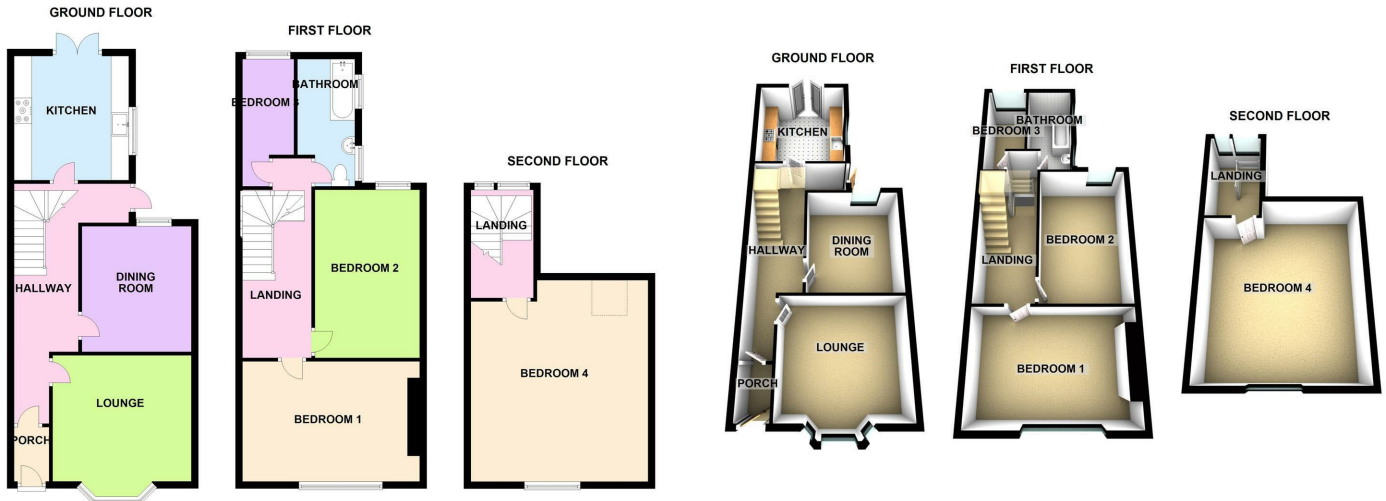
External

Rear Garden



Chipping stone styled patio, lawn area and gate access to rear lane.

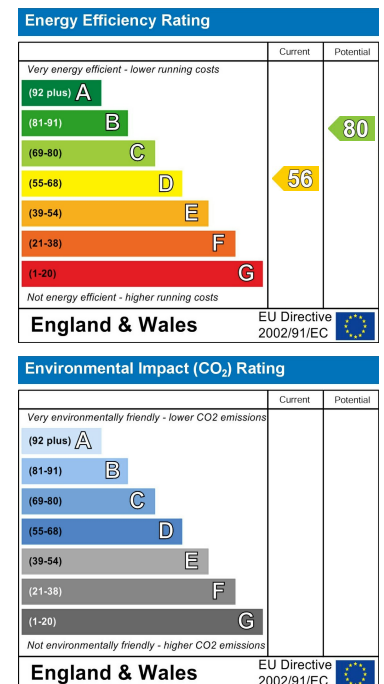
Floor Plan



Area Map



Energy Efficiency Graph



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