



40 Glen Road, West Cross, Swansea, City & County Of Swansea, SA3 5PS

£269,950

We are delighted to bring to the market this charming three-bedroom cottage with a rear garden & garage in the sought after location of Glen Road, West Cross.

The accommodation comprises; hallway, lounge, dining room and kitchen to the ground floor. To the first floor, you have a bathroom and three bedrooms. Externally to the front, you have a lawned garden bordered by hedging and home to a variety of flowers and shrubs. To the rear you have a paved seating area with room for table and chairs, door to detached outbuilding, lawned garden, gate onto rear lane access, frosted glazed door to garage,

We feel this property is a super home in a convenient location close to the village of Mumbles and all the local amenities the area has to offer. Viewing is highly recommended. NO CHAIN. EER-D63

Entrance

Via a frosted double glazed PVC door with frosted double glazed side panels into the hallway.

Hallway

With stairs to the first floor, door to lounge, door to the dining room, door to kitchen. Radiator.

Lounge 12'0" x 11'9" (3.671 x 3.592)



Double glazed window to the front. Radiator. Feature gas fire set on marble hearth with marble and wood surround. Opening to the dining room.

Lounge



Dining Room 12'4" x 11'6" (3.772 x 3.515)



Set of double glazed windows to the rear and radiator.

Dining Room



Kitchen 16'8" x 5'7" (5.098 x 1.726)



Well-appointed kitchen fitted with a range of base and wall units, running work surface, incorporating one and a half bowl stainless steel sink and drainer unit, integral dishwasher, integral fridge and freezer, space for cooker, space for washing machine, extractor hood, tiled floor, tiled splashbacks, radiator, double glazed window to rear. Frosted double glazed door to the rear.

Kitchen

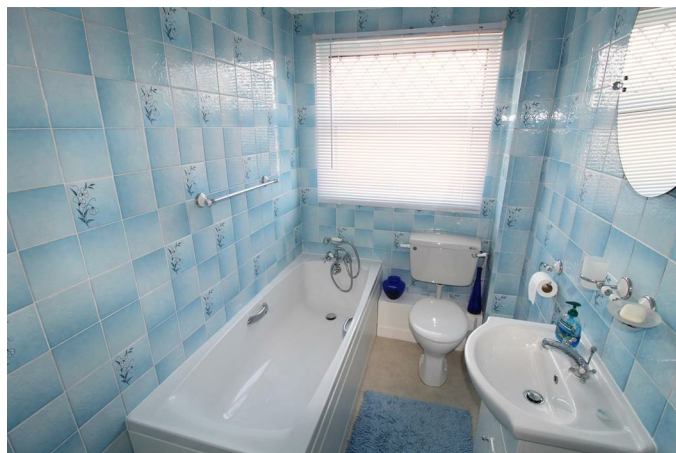


First Floor

Landing

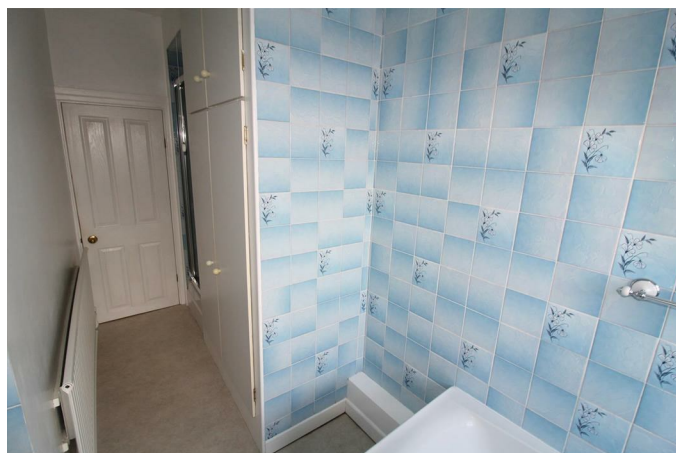
Loft access, door to bathroom, doors to bedrooms.

Bathroom 14'5" x 5'4" (4.413 x 1.634)



Frosted double glazed window to the rear, suite comprising: bathtub, low-level WC, shower cubicle, wash hand basin, part tiled walls, radiator, door to airing cupboard.

Bathroom



Bedroom One 11'11" x 11'11" (3.654 x 3.642)



Double glazed window to the rear, radiator.

Bedroom One



Bedroom Two 11'11" x 9'7" (3.651 x 2.930)



Double glazed window to front, radiator, doors to built in wardrobes.

Bedroom Two



Bedroom Three 12'3" x 6'9" (3.750 x 2.058)

Double glazed window to front, radiator.

External

Front



Lawned garden bordered by hedging and home to a variety of flowers and shrubs. Entrance via frosted double glazed pvc door with frosted double glazed side panels.

Rear

Paved seating area with room for table and chairs, door to detached outbuilding, lawned garden, gate onto rear lane access, frosted glazed door to garage,

Garage

Up and over door.

Rear Garden



Rear Garden



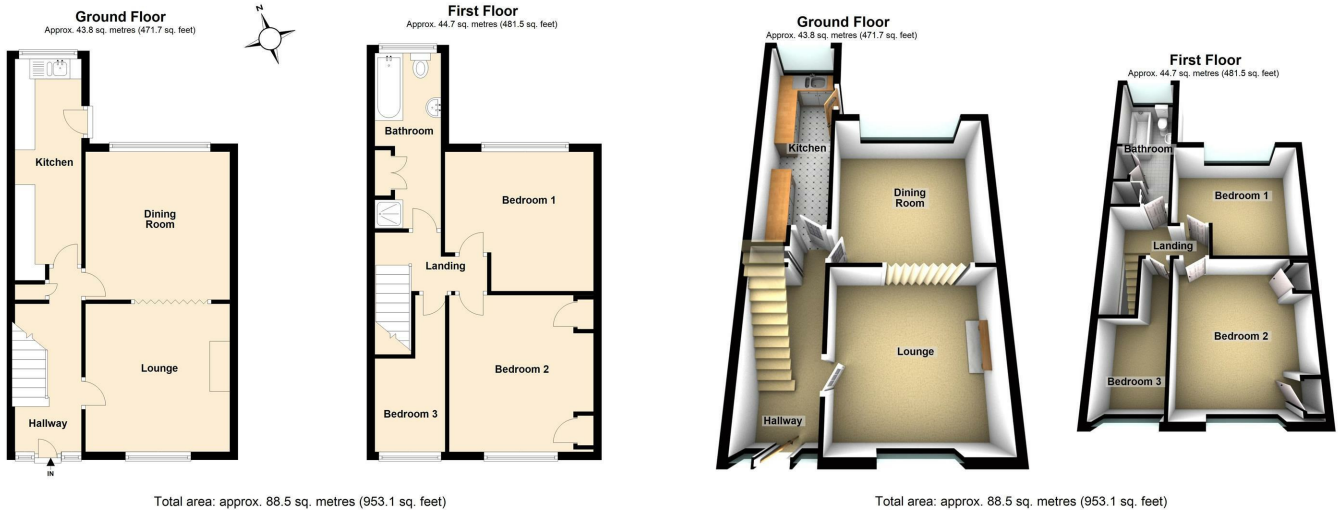
Rear Garden



Tenure

Freehold.

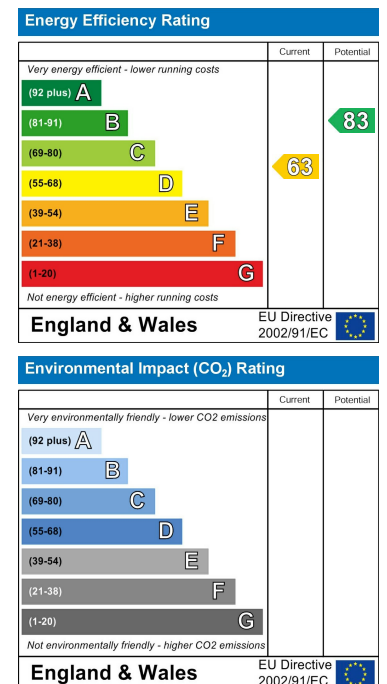
Floor Plan



Area Map



Energy Efficiency Graph



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