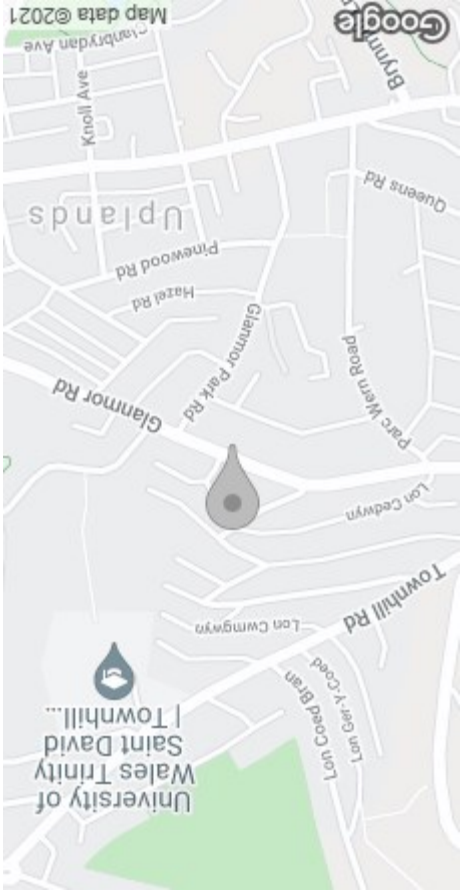


EPC



AREA MAP

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.



FLOOR PLAN



141 Glamor Road  
 Sketty, Swansea, SA2 ORN  
 Asking Price £350,000



## GENERAL INFORMATION

Nicely presented spacious semi detached property set over four floors situated within a convenient and sought after location within the desirable area of Sketty. This well proportioned home comprises to the ground floor a light and airy hallway, two reception rooms, fitted kitchen and shower room. The first floor enjoys four bedrooms and family bathroom with a five bedroom and en suite to the second floor. The property also enjoys a two bedroom self contained flat to the basement with a fitted kitchen, shower room and conservatory. Benefits include majority uPVC double glazing, gas central heating, sizable driveway, enclosed rear laid to lawn garden with a mature shrub and patio area. Ideal family home within good school catchment areas. Easy access to Sketty Cross, Uplands, Singleton hospital, Swansea Uni, Singleton & Cwmdonkin parks & the sea front. Internal viewing advised to appreciate. The property has an HMO licence and can easily be converted back to a residential home. EPC - E.

## FULL DESCRIPTION

### ENTRANCE

Enter via stained glass wooden door into:-

### HALLWAY

Coved ceiling with picture rail, radiator, laminate flooring, uPVC double glazed window to front, stairs to first floor.

### LOUNGE

15'5" x 12'3" (4.72m x 3.75m)

uPVC double glazed bay window to front, fitted wardrobes, feature fire, picture rail, radiator.

### DINING ROOM

13'7" x 10'11" (4.16m x 3.35m)

uPVC double glazed window to rear, picture rail, fitted wardrobes, feature fire, storage cupboard, radiator.

### FITTED KITCHEN

18'0" x 9'9" (5.50m x 2.98m)

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, cooker point, chimney style extractor fan, integrated fridge, integrated freezer, plumbed for washing machine, splash back tiles, spotlighting, radiator, laminate flooring, uPVC double glazed window to rear, uPVC double glazed window to side, wooden glass panelled door to side.

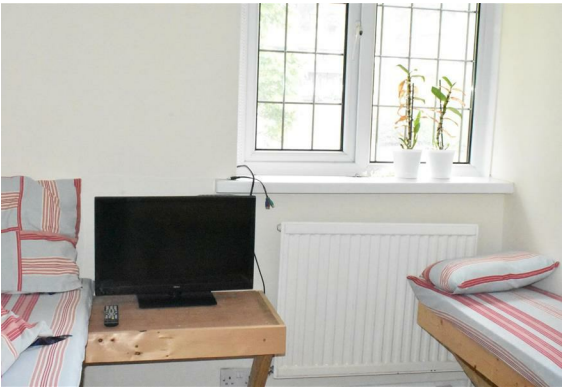
### SHOWER ROOM

Three piece suite comprising shower cubicle low level w.c., wall mounted wash hand basin, Respetex style splash back, window to side.

### FIRST FLOOR

### LANDING

Window to side.



### BEDROOM 1

15'3" x 12'4" (4.67m x 3.78m)

uPVC double glazed bay window to front, fitted wardrobe, picture rail, feature fire, radiator.

### BEDROOM 2

12'4" x 13'3" (3.78m x 4.04m)

Window to rear, fitted wardrobe, picture rail, feature fire, two radiators.

### BEDROOM 3

10'1" x 9'10" (3.08m x 3.00m)

Window to rear, picture rail, fitted wardrobes, radiator.

### BEDROOM 2

7'8" x 6'9" (2.35m x 2.07m)

uPVC double glazed window to front, picture rail, radiator.

### BATHROOM

Three piece suite comprising panelled bath with shower over, low level w.c., wall mounted wash hand basin, majority tiled walls, wall mounted radiator, tiled flooring, uPVC double glazed window to side.

### SECOND FLOOR

### LANDING

### BEDROOM 5

uPVC double glazed window to rear, velux window to front, velux window to side, fitted wardrobes, spotlighting, wooden flooring.

### EN SUITE

Three piece suite comprising step in shower cubicle, low level w.c., wall mounted wash hand basin, splash back tiles, wooden flooring, uPVC double glazed window to rear.

### BASEMENT

Self contained flat.

### KITCHEN/BREAKFAST ROOM

16'6" x 11'4" (5.05m x 3.46m)

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built under electric oven, four ring electric hob, chimney style extractor fan over, plumbed for washing machine, splash back tiles, uPVC double glazed patio doors to rear.

### BEDROOM 1

13'6" x 11'10" (4.13m x 3.61m)

Fitted wardrobes, storage cupboards, wall mounted electric storage heater.

### BEDROOM 2

11'0" x 8'8" (3.37m x 2.66m)

Wall mounted electric storage heater.

### SHOWER ROOM

Step in shower cubicle, low level w.c., wall mounted wash hand basin with vanity unit under, Respetex style splash back, tiled flooring.

### CONSERVATORY

9'10" x 9'1" (3.00m x 2.78m)

uPVC double glazed window to front, uPVC double glazed window to side, uPVC double glazed french door to side, tiled flooring.

### EXTERNAL

### FRONT

Paved area with a mature shrub.

### SIDE

Driveway.

### REAR

Enclosed rear garden, laid to lawn, patio area with a mature tree. Storage cupboard housing boiler.

### TENURE

FREEHOLD

