



54 Glen Road, Norton, Swansea, SA3 5PS
Offers Over £259,999

Opportunity to purchase a completely refurbished three bedroom cottage situated on the outskirts of the village of Mumbles. The property is ideally situated to take advantage of all the local amenities that the village has to offer including the new Oyster Wharf waterfront development. The accommodation itself briefly comprises; entrance hallway, lounge, open plan kitchen/dining room, three bedrooms and bathroom. The property also benefits from double glazing and gas central heating. Off road parking at front of property. Internal viewings highly recommended to appreciate standard of accommodation.

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Entrance

Enter via uPVC double glazed glass panel door into:

Hallway

Stairs to first floor with under stairs storage cupboard. Boxed in gas and electricity meters. Double radiator. Luxury vinyl flooring. Door into:

Lounge 11'09 x 11'07 (3.58m x 3.53m)

UPVC double glazed window to front. Double radiator. Feature alcove. Luxury vinyl flooring. Door into:

Open Plan Kitchen/Dining Room 25'02 x 17'04 (7.67m x 5.28m)

Newly fitted with a range of high gloss wall and base units with complementary work surface over incorporating sink and drainer unit with mixer tap. Inset induction hob with extractor fan and lighting above. Built in electric oven and microwave. Integrated fridge/freezer. Plumbing for washing machine. Inset ceiling spotlights. Tiled splash back. Double radiator. Luxury vinyl flooring. UPVC double glazed windows to side and rear. Skylight window. Patio doors leading out onto the rear garden.

First Floor

Landing

Access to attic. Doors to:

Bathroom

Three piece in white comprising panelled bath with chrome shower attachment over, low level W.C and pedestal wash hand basin with mixer tap. Heated towel rail. Fully tiled walls. Luxury vinyl flooring. UPVC double glazed frosted glass window to rear.

Bedroom One 11'10 x 10'07 (3.61m x 3.23m)

UPVC double glazed window to front. Newly fitted carpet. Double radiator.

Bedroom Two 11'10 x 10'05 (3.61m x 3.18m)

UPVC double glazed window to rear. Newly fitted carpet. Double radiator.

Bedroom Three 6'04 x 6'02 (1.93m x 1.88m)

UPVC double glazed window to front. Newly fitted carpet. Double radiator.

External

Front

Garden laid to lawn with mature trees and shrubs. Off road parking.

Rear

Enclosed level paved garden. Brick built shed with outside W.C.

New room

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
TEL: 01792 367301

