



11 Glen Road, Norton, Swansea, SA3 5PR
Asking Price £265,000

A charming traditional two bedroom stone cottage with a generous garden. Located 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. The accommodation itself briefly comprises: entrance, hallway, lounge, dining room, kitchen and bathroom. To the first floor are two double bedrooms. Externally there is a residence permit parking to the front and to the rear a beautiful south facing garden. Viewing is highly recommended to appreciate this lovely home on offer.

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Entrance

UPVC double glazed door into:

Hallway

Original quarry tiles. Doors into:

Lounge 12'01 x 11'00 (3.68m x 3.35m)

UPVC double glazed window to front with wooden shutters. Open fire with feature wooden surround and slate tiled hearth. Radiator. Carpet. Television aerial point.

Dining Room 11'09 x 9'09 (3.58m x 2.97m)

Open fire place with slate surround (potential for log burner). Under stairs storage. Stairs to first floor. Door into:

Kitchen 11'07 x 9'01 (3.53m x 2.77m)

UPVC double glazed window to rear. UPVC door to rear. 'Velux' window. Fitted with a modern range of wall and base units with work surface over. Integrated oven and grill with a four ring electric hob with stainless steel extractor fan over. Walls tiled to splash back. Stainless steel sink with mixer tap. Space for fridge/freezer and washing

machine. Porcelain tiled flooring. Serving hatch into dining room. Pantry. Door into:

Bathroom 6'00 x 5'10 (1.83m x 1.78m)

UPVC double glazed frosted glass window to rear. Fitted with a three piece suite comprising: low level WC. Bath with electric shower over with glass shower screen. Pedestal wash hand basin. Vinyl flooring. Part tiled walls. Radiator.

First Floor

Landing

Loft access hatch.

Master Bedroom 14'07 x 12'01 (4.45m x 3.68m)

Two UPVC double glazed windows to front with wooden shutters. Fitted wardrobes. Radiator.

Bedroom Two 12'02 x 9'11 (3.71m x 3.02m)

UPVC double glazed window to rear with wooden shutters. Storage cupboard housing new combination boiler. Potential to add En-Suite).

External

Front

Path leading to entrance door with gravelled area. Residents parking.

Rear

Lawned south facing garden with gravelled sitting area. Good sized shed.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

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

