



## 3 Glen Road, Norton SA3 5PR

**For auction Circa £120,000**

Bedroom Detached Bungalow  
In Need Of Upgrading With Excellent  
Access to Mumbles Village And The  
Promenade.  
South Facing Rear Courtyard  
EER: TBC

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**DESCRIPTION**  
**FOR SALE BY PUBLIC AUCTION.**

In the heart of Norton, this detached bungalow which requires refurbishment offers huge potential to the incoming purchaser. It is located in this ever popular area on the outskirts of Mumbles Village.

The accommodation is well laid out, with a spacious living/dining room. There is a paved area to the front and a courtyard to the rear. There are good local amenities and easy access to local beaches, Mumbles Village and The Gower Peninsula. Guide price: Circa £120,000

**ENTRANCE**

Enter via double glazed front door.  
Doors to,

**LIVING ROOM**

15'0 x 10'0 (4.57m x 3.05m)  
Double glazed window to side and rear, Feature fire, Radiator.

**DINING ROOM**

10'01 x 10'05 (3.07m x 3.18m)  
Double glazed window to side, Storage cupboard, Radiator .

**KITCHEN**

12'05 x 6'05 x 10'05 (3.78m x 1.96m x 3.18m)  
Double glazed door to rear, double glazed window to rear and side ,Fitted with a range of

wall and base units providing storage and worktop space incorporating a bowl sink with mixer tap, free standing electric oven.

**BEDROOM 1**

14'07 x 7'11 (4.45m x 2.41m)  
Double glazed window to front ,Storage cupboard, radiator.

**BEDROOM 2**

11'05 x 6'10 (3.48m x 2.08m)  
Double glazed window to front, Radiator.

**BATHROOM**

7'06 x 4'09 (2.29m x 1.45m)  
Double glazed window to side, panel bath , low level w/c, tiled walls.

**EXTERNALLY**

The front of the property has a gated entrance leading on to a small paved area and to the rear is an enclosed paved area which is south facing.

**SERVICES**

We are advised that mains services are connected.

**VIEWING**

By appointment with the selling Agents on 01792 360060 or e-mail mumbles@johnfrancis.co.uk

**OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

**TENURE**

We are advised that the property is Freehold

**GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

**DIRECTIONS**

From our offices continue towards the foreshore. Take the left hand turning onto Mumbles Road. Take the next left hand turning onto Norton Road, continue over the junction and this leads into Glen Road where the property is the first house on the left hand side.