



67 Glanmor Park Road, Sketty, Swansea, SA2 0QE

Pleased to market this superb & immaculately kept semi-detached traditional style family home that offers an abundance of traditional features & character throughout. It is ideally located in the very popular area of Sketty & within easy access to local amenities, Uplands, Cwmdonkin Park, Singleton Park & Hospital & offers great school catchments. This wonderful home briefly comprises of large welcoming hallway, cloakroom, lounge & modern open plan kitchen/dining room to ground floor, four bedrooms & bathroom to first floor with a further storage room offering potential to upper floor. The many benefits include, Upvc DG, gas central heating, traditional features & character throughout, stained glass windows, original wooden features, beautiful & sunny fully enclosed family friendly rear garden, single detached garage & off road parking. Viewing highly recommended to admire its very spacious feel, impressive condition & excellent attention to detail. EPC = F

Asking Price £374,950

90 Gower Road, Sketty, Swansea, SA2 9BZ
T: 01792 299655 | F:
sk@dawsonsproperty.co.uk





ENTRANCE

Newly fitted solid wooden door into:-

INNER PORCH

Original single glazed stained glass windows to either side and front, tiled flooring, beautiful original stained glass wooden door into:-

HALLWAY

Two original wooden stained glass windows to front with secondary glazing, staircase to first floor, radiator, original wooden flooring, under stair storage cupboard, doors off to:-

CLOAKROOM

Fitted with a white two piece suite comprising low-level WC, wall mounted wash hand basin, UPVC double glazed obscured window to side, spotlight, natural stone tiled flooring.

LOUNGE 4.42m x 3.64m (14'6" x 11'11")

UPVC double glazed bay window to front, feature fireplace, built in alcove shelving, radiator, original wooden flooring.

OPEN PLAN KITCHEN/DINING/ LIVING ROOM

KITCHEN 4.55m x 3.29m (14'11" x 10'10")

Fitted with a range of modern wall and base units with work surface over, set in 1½ stainless steel sink and drainer, integrated electric oven with five ring gas hob and extractor hood over with decorative splash back tiles, integrated dishwasher and washing machine, space for tall standing fridge freezer, wall mounted gas boiler, two UPVC double glazed windows to rear and side, spotlights, modern upright radiator, natural stone tiled flooring, opening into:-

DINING ROOM 5.95m x 3.15m (19'6" x 10'4")

UPVC double glazed French doors to rear opening out onto the patio seating area, two radiators, built in pantry cupboard, natural stone tiled flooring.

FIRST FLOOR

LANDING

Bright and open landing space with beautiful original wooden stained glass window to side with double glazed secondary glazing, picture rail, staircase to upper storage room, radiator, doors off to:

BEDROOM 1 4.51m x 3.65m (14'10" x 12'0")

UPVC double glazed bay window to front, original wooden flooring, radiator.

BEDROOM 2 4.40m x 3.17m (14'5" x 10'5")

UPVC double glazed window to rear, radiator, original wooden flooring.

BEDROOM 3 2.89m x 2.38m (9'6" x 7'10")

UPVC double glazed bay window to front, radiator, original wooden flooring.

BEDROOM 4 3.39m x 2.49m (11'1" x 8'2")

UPVC double glazed window to rear, radiator, original wooden flooring.

BATHROOM 2.43m max x 1.75m max (8'0" max x 5'9" max)

Fitted with a modern white three-piece suite comprising low-level WC, wall mounted wash hand basin, panelled bath with overhead stainless steel vintage style shower, UPVC double glazed obscure glass window to side, spotlights, splash back wall tiles, vintage style radiator, wood effect tiled flooring

.

UPPER FLOOR

Staircase leading to two doors one leading to attic space and 2nd into:-

LOFT ROOM 4.20m max x 2.56m (13'9" max x 8'5")

Velux window to front, power points, wooden flooring.

EXTERNAL

FRONT

Open access onto driveway parking, leading to entrance with laid to lawn area and an abundance of floral trees and bushes

REAR

Fully enclosed family friendly rear garden offering sizeable patio seating area, laid to lawn along with an additional seating area to rear of garage, beautiful floral trees and bushes, single garage and gated side access.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: F

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 299655



Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.