



88 Glanmor Road, Uplands, Swansea, SA2 0QB
Asking Price £180,000

We are delighted to offer for sale this deceptively spacious property situated in a very sought after location in Uplands, Swansea. Offering character and original features, this ideal family home offers great scope and potential for extension and refurbishment throughout. This impressive home comprises of entrance hall, lounge, sitting room, kitchen/dining, or breakfast room, three bedrooms and bathroom. The property offers partially double glazed windows and gas combi central heating. Externally the property offers a low maintenance garden to front and a very generously sized enclosed garden to rear offering brick built outbuildings with shed and outside toilet, and a rear access with hard standing offering off road parking. The property is superbly located very close to the vibrant uplands quarter and provides great transport links to Swansea city Centre, Singleton Hospital, Swansea University and The Mumbles. Viewing is a must to appreciate the potential this property has to offer. EPC-TBC.

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GROUND FLOOR

ENTRANCE HALLWAY

UPVC double glazed window to front, storage cupboard, radiator, coving to ceiling, stairs to first floor, uPVC double glazed entrance door, door to:

LOUNGE 4.29m x 3.61m (14'1" x 11'10")

UPVC double glazed box window to front, radiator, coving to ceiling.

SITTING ROOM 4.29m x 3.92m (14'1" x 12'10")

Hardwood glazed window to rear, radiator, coving to ceiling.

KITCHEN/BREAKFAST ROOM 4.44m x 1.94m (14'7" x 6'4")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink and drainer, cooker point, plumbing for washing machine, space for fridge/freezer, radiator, laminate flooring, window to rear.

FIRST FLOOR

LANDING 2.73m x 2.25m (8'11" x 7'5")

Doors off to:

BEDROOM 1 3.98m x 3.68m plus 0.09m x 0.09m (13'1" x 12'1" plus 4" x 4")

UPVC double glazed window to front, radiator, laminate flooring.

BEDROOM 2 4.11m x 3.83m (13'6" x 12'7")

Hardwood glazed window to rear, two storage cupboards, radiator, wall mounted concealed gas combination boiler.

BEDROOM 3 2.27m x 2.25m (7'5" x 7'5")

UPVC double glazed window to front, radiator, laminate flooring.

BATHROOM 2.70m x 2.15m (8'10" x 7'1")

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low level W.C, radiator, laminate flooring, hardwood glazed window to rear.

EXTERNAL

FRONT

Steps leading to front door and garden area laid lawn.

REAR

Very generously sized enclosed garden to rear offering brick built outbuildings with shed and outside toilet, and a rear access with hard standing offering off road parking.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: TBC

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 646060

