



5 The Glade, Swansea, SA3 5JL

Asking Price £274,995

A delightful three bedroom semi detached home, located in a quiet cul de sac in the popular location of West Cross. Moments from the beach side promenade and within walking distance to the nearby amenities and also lying within the catchment for Bishopston Comprehensive. Accommodation comprises entrance hallway, cloakroom, lounge, dining room and modern fitted kitchen to the ground floor. To the first floor there are three bedrooms and a stylish fitted bathroom suite with the added benefit of sea views from the landing. Enclosed rear garden with a decked sun terrace. Viewing recommended. EPC C

Entrance

Enter via double glazed door into:

Hallway

Stairs to first floor. Radiator. Storage cupboard. Coved ceiling. Door to:

Cloakroom

Two piece suite comprising low level W.C and wall mounted wash hand basin. Radiator. Double glazed window to side.

Lounge

13'9" x 11'10" (4.19 x 3.61)



Double glazed window to front. Radiator. Laminate flooring. Coved ceiling. Open to:

Dining Room

9'3" x 8'11" (2.82 x 2.72)



Double glazed window to rear. Radiator. Laminate flooring. Coved ceiling.

Kitchen

10'8" x 9'9" (3.25 x 2.97)

Fitted with a range of modern wall, base and drawer units with complementary work surface over incorporating stainless steel sink and drainer unit with mixer tap. Integrated four ring gas hob with built under electric oven. Extractor hood over. Plumbed

for washing machine and dishwasher. Wall mounted boiler. uPVC double glazed window to rear. Tiled floor. Radiator.

First Floor

Landing

uPVC double glazed window to side with lovely sea views. Loft access. Door to:

Bedroom One

13'5" x 10'0" (4.09 x 3.05)



uPVC double glazed window to front. Radiator.

Bedroom Two

11'5" x 8'2" (3.48 x 2.49)



uPVC double glazed window to rear. Radiator.

Bedroom Three

10'2" x 6'4" (3.10 x 1.93)

uPVC double glazed window to front. Radiator. Built in storage cupboard.

Bathroom



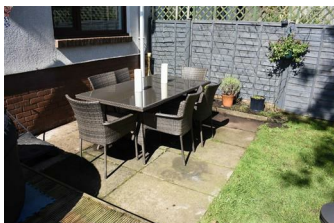
Four piece suite comprising panel bath, step in double shower cubicle with steam feature and glass enclosure, low level W.C and wash hand basin with central mixer tap and vanity unit. Stainless steel towel heater. Part tiled walls. uPVC double glazed window to rear.

External

Front

Area laid with decorative gravel. Parking space. Gated access to rear. Storage area to side of property.

Rear



Enclosed garden laid to lawn with a decked sun terrace. A further patio sitting area. Area for storage shed.

Tenure

Freehold

FLOOR PLAN



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2020

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC

