



115 Glanmor Road, Sketty, Swansea, SA2 ORN
Asking Price £249,950

A great opportunity to purchase this versatile and substantial traditional bay windowed semi detached property situated in the prime location of Sketty. This bright and airy home boasts ample living space throughout and retains many original features. Offering a basement area with a fitted kitchen with great potential for additional living space or A self contained apartment/business. Comprising welcoming hallway/landing, kitchen/breakfast room, dining room, lounge with door out to balcony, three good sized bedrooms and a f/f bathroom. Benefits include uPVC d/g, gas c/h, driveway parking and a beautiful level enclosed rear garden laid to lawn with external W.C. An ideal family home within good school catchments. Within easy access of the Uplands, Sketty, Singleton and Cwmdonkin Parks, Singleton hospital and Swansea University. An ideal project in need of modernising with no upward chain involved. Internal viewing advised to appreciate this attractive property.

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ENTRANCE

Enter via original hardwood glass panelled door into:-

HALLWAY

Welcoming hallway, plate rack, uPVC double glazed obscured stained glass window to side, staircase to first floor, radiator, doors off to:-

KITCHEN/BREAKFAST ROOM 4.565m x 3.071m (15'0" x 10'1")

Fitted with a range of wooden base units incorporating work surface over, set in 1 bowl stainless steel sink and drainer with mixer tap, gas and electric cooker points, original coving, picture rail, uPVC double glazed windows to side and rear enjoying a pleasant garden outlook, built in pantry, dado rail, set in coal effect gas fire with tiled hearth and brick effect surround, door leading to wooden door to side leading out to garden, and door with steps down to basement level, radiator.

LOUNGE 4.592m max x 4.14m max (15'1" max x 13'7" max)

(Currently used as a bedroom) UPVC double glazed bay window to front, original coving, picture rail, radiator.

DINING ROOM OR SITTING ROOM 4.503m x 3.667m into alcove (14'9" x 12'0" into alcove)

UPVC double glazed windows and door out onto balcony overlooking garden, original coving, picture rail, alcoves, set in coal effect gas fire with marble hearth and backdrop with wood surround, radiator.

BASEMENT LEVEL

Understairs storage cupboard, door into:-

BASEMENT ROOM 8.887m max x 6.754m max (29'2" max x 22'2" max)

An impressively spacious basement room that can be easily converted, fitted with a range of base units incorporating work surface over, set in 1½ bowl stainless steel sink and drainer with mixer tap, wall mounted "Worcester" gas combination boiler, uPVC double glazed

window to rear boasting an attractive leafy green outlook, door out to garden, lighting and electrics.

FIRST FLOOR

LANDING

Bright and airy split level landing, loft hatch with pull down ladder leading to attic with lighting, picture rail, uPVC double glazed obscured glass window to side, radiator, doors off to:-

BEDROOM 1 6.792m max x 4.508m max (22'3" max x 14'10" max)

(Currently used as sitting room).. Two uPVC double glazed windows to front enjoying an open outlook, original coving, picture rail, set in log effect gas fire with tiled backdrop, hearth and wood surround, radiator.

BEDROOM 2 4.514m x 3.666m into alcoves (14'10" x 12'0" into alcoves)

UPVC double glazed window to rear enjoying a pleasant garden view, original coving, picture rail, sizeable built in airing cupboard, alcoves, radiator.

BEDROOM 3 3.072m x 2.956m (10'1" x 9'9")

UPVC double glazed window to rear boasting a beautiful garden outlook, original coving, picture rail, fitted wardrobes, radiator.

BATHROOM 2.039m x 1.826m (6'8" x 6'0")

Three piece suite comprising low level w.c., pedestal wash hand basin, panelled bath, coving, uPVC double glazed obscured glass window to side, wall mounted chrome towel radiator.

EXTERNAL

FRONT

Gated access onto driveway, pleasant low maintenance front garden with gated side access to rear garden.

REAR

A beautiful enclosed sunny level laid to lawn rear garden with a variety of attractive shrubs and bushes, wooden fence boundary access into basement level, external w.c.

N.B.

The property could be easily converted back to a four bedroom house.

DIRECTIONS

From our Sketty Office proceed down Gower Road continue straight mini round about and take second left onto Parc Wern Road at the junction turn right onto Glanmor Road and the property can be found on your right hand side.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 299 655

