



### 108 Glanmor Road, Sketty, Swansea, SA2 ORS

Dawsons are delighted to introduce to the market this wonderfully spacious traditional detached property boasting fantastic sea views over Swansea Bay & Mumbles Head. Situated in a sought after location of Sketty offering easy access to Sketty Cross, Uplands & the city centre. Comprising to the ground floor welcoming entrance hallway, lounge, dining room, kitchen & cloakroom. The first floor offers four bedrooms and a bathroom. Benefits include Upvc d/g, gas c/h, original features, ample built in storage cupboards, hard standing to rear providing parking for up to one vehicle, detached single garage & a sizeable enclosed laid to lawn tiered garden with patio seating areas & storage shed. Within easy access to Singleton hospital, Swansea Uni, Singleton park & the sea front. An an ideal family home within good school catchment areas. No upward chain involved. Internal viewing advised to appreciate this lovely property with the potential to extend further.

**Asking Price £335,000**

90 Gower Road, Sketty, Swansea, SA2 9BZ  
T: 01792 299 655 | F: 01792 280 669  
sk@dawsonsproperty.co.uk





## ENTRANCE

Enter via hardwood obscured glass panel door into:-

## HALLWAY

Welcoming entrance hallway, coving, part wood panelled walls, archway with staircase up to first floor, radiator, wooden flooring, hardwood door off to:-

## STORAGE CUPBOARD 1.8080m x 0.754m (5'11" x 2'6")

Original hardwood obscured glass window to side with internal secondary window, wooden flooring.

## LOUNGE 5.557m x into bay x 3.632m (18'3" x into bay x 11'11")

UPVC double glazed south facing bay window to front enjoying a pleasant outlook over garden with some partial sea views, coving, set in coal effect gas fire with marble hearth backdrop and surround, radiator.

## DINING ROOM 5.037m x 3.345m (16'6" x 10'11")

UPVC double glazed south facing windows and french doors to front leading out to a pleasant seating area offering an attractive leafy green outlook over garden and some partial sea views, coving, set in coal effect gas fire with neutral gas fire with neutral hearth, backdrop and surround, radiator.

## KITCHEN 3.599m max x 3.503m max (11'10" max x 11'6" max)

Handmade kitchen. Fitted with a range of neutral hardwood wall and base units incorporating granite work surface over, set in double sink with stainless steel mixer tap, "Rangemaster" gas cooker with integrated extractor hood over, integrated fridge/freezer and dishwasher, inset ceiling spotlights, uPVC double glazed window to rear overlooking garden, granite splash back, ceramic splash back tiles, built in pantry, radiator, neutral ceramic floor tiles, wooden glass panel door into:-

## WALK THROUGH 2.835m max x 1.162m max (9'3" max x 3'10" max)

Wooden double glazed windows and door to rear leading out to garden, wooden obscured glass window into pantry, two handy built in storage cupboards, neutral ceramic floor tiles, wood panelled door into:-

## CLOAKROOM 2.090m x 0.850m (6'10" x 2'9")

White two piece suite comprising low level w.c., wall mounted wash hand basin with ceramic splash back tiles, original hardwood obscured glass window to rear, wall mounted "Worcester" gas combination boiler, neutral ceramic floor tiles.

## FIRST FLOOR

### LANDING

Airy split level landing, original hardwood obscured glass window to rear with an internal secondary window, coving, built in storage cupboard, radiator, hardwood panelled doors off to:-

## BEDROOM 1 5.534m into bay x 3.642m (18'2" into bay x 11'11")

UPVC double glazed south facing bay window to front boasting stunning far reaching sea views across Swansea Bay and Mumbles Head, coving, radiator.

## BEDROOM 2 5.446m x 3.458m (17'11" x 11'4")

UPVC double glazed south facing window to front offering a beautiful sea view outlook over Swansea Bay and Mumbles Head, coving, radiator, wooden floor boards.

## BEDROOM 3 4.514m max x 3.357m max (14'10" max x 11'0" max)

UPVC double glazed window to rear enjoying a pleasant garden outlook over garden, coving, radiator.

## BEDROOM 4 2.094m x 1.775m (6'10" x 5'10")

UPVC double glazed window to side, loft hatch leading out to a sizeable attic offering great potential to extend, radiator, wooden floor boards.

## BATHROOM 2.659m x 1.806m (8'9" x 5'11")

White three piece suite comprising low level w.c., pedestal wash hand basin, panelled bath with stainless steel mixer shower over and glass modesty screen, inset ceiling spotlights, coving, ceramic wall tiles, uPVC double glazed obscured glass windows to side and rear, wall mounted chrome towel radiator, tiled effect flooring.

## EXTERNAL

### FRONT

Gated access with steps leading up to entrance and gated side access to rear garden. Pleasant laid to lawn area with a variety of mature shrubs and bushes, enjoying a lovely south facing paved seating area.

### REAR

A sizeable enclosed elevated rear garden laid to lawn with patio seating areas and an abundance of attractive mature shrubs, trees and bushes, wooden storage shed and pathway leading to gated rear access to hard standing providing off road parking for one vehicle and single detached garage accessed off Lon Cedwyn.

## DIRECTIONS

From our Sketty showroom take a right at the traffic lights onto Vivian Road. Proceed ahead taking a right at the mini roundabout onto Glanmor Road. The property can be found on the left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** F

**EPC RATING:** D

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



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.