



10 Glen Road, Norton, Swansea, SA3 5PR  
**£399,950**

A delightful three bedroom home which boasts partial sea views from the front aspect. Located on the outskirts of the village of Mumbles, the property is ideally situated to take advantage of all the local amenities that the village has to offer. The accommodation briefly comprises, hallway, cloakroom, lounge, dining room, kitchen breakfast room, utility room leads into a lean to, study/games room originally garage. To the first floor. three bedrooms master benefits from en suite facilities, family bathroom. Externally, driveway provides ample parking, lawn gardens. To the rear further laid to lawn gardens surrounded with mature plants and shrubbery, patio seating areas conveniently connect to the living space. Viewing is recommended to appreciate the convenient location.

£399,950



**Entrance**

UPVC door into:

**Hallway**

Doors to all rooms. Wood effect laminate flooring. Radiator.

**Cloakroom**

Frosted glass window to side. Low level WC. Pedestal wash hand basin. Fully tiled walls. Tiled flooring.

**Lounge 17'08 x 12'11 (5.38m x 3.94m)**

Window to front. Feature Gas fireplace. Radiator. Door into:

**Dining Room 12'00 x 11'10 (3.66m x 3.61m)**

Window to rear. Radiator. Door into:

**Kitchen/Breakfast Room 12'08 x 12'01 (3.86m x 3.68m)**

Window to rear. Fitted with a range of wall and base units with work surface over. Stainless steel sink and and drainer with mixer tap. Space for fridge freezer. Space for four ring gas oven with extractor hood over.

**Utility Room 13'00 x 8'00 (3.96m x 2.44m)**

Fitted with wall and base units with work surface over. Stainless steel sink with mixer tap. Spaces for washing machine and tumble dryer.

**Lean To**

Window to side and rear. Door to side.

**Study 19'08 x 8'06 (5.99m x 2.59m)**

Window to front. Radiator.

**First Floor**

**Landing**

Loft access hatch.

**Bathroom**

Frosted glass window to side. Fitted with a three piece suite comprising: low level WC. Pedestal wash hand basin. Bath with electric shower over. Fully tiled walls. Radiator. Door into airing cupboard housing tank and shelving.

**Bedroom One 14'10 x 10'00 (4.52m x 3.05m)**

Window to rear. Radiator.

**En-suite**

Frosted glass window to rear. Fitted with a four piece suite comprising: shower cubicle. Low level WC. Two wash hand basins set in vanity storage units and bidet. Fully tiled walls. Radiator.

**Bedroom Two 13'04 x 9'10 (4.06m x 3.00m)**

Window to front with partial sea views. Radiator.

**Bedroom Three 9'11 x 7'06 (3.02m x 2.29m)**

Window to front. Radiator. Door into storage cupboard.

**External**

**Front**

Driveway providing ample parking. Garden laid to lawn bordered with mature shrubbery.

**Rear**

Patio area with steps leading to lawn gardens bordered with mature shrubs and trees.

**TENURE:** Freehold

**COUNCIL TAX:** F

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

